

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Kubis Avenue, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Aspendale

Period - From 05/10/2019 to 04/10/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	50 Glen St ASPENDALE 3195	\$1,085,000	06/08/2020
2	43 Eulinga Av ASPENDALE 3195	\$1,081,000	05/08/2020
3	75 Larnook Cr ASPENDALE 3195	\$1,050,000	20/07/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/10/2020 11:23



Property Type: House
Land Size: 547.449 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
05/10/2019 - 04/10/2020: \$1,025,000

Comparable Properties



50 Glen St ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 06/08/2020
Rooms: 5
Property Type: House



43 Eulinga Av ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,081,000
Method: Auction Sale
Date: 05/08/2020
Rooms: 5
Property Type: House (Res)
Land Size: 735 sqm approx



75 Larnook Cr ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 20/07/2020
Property Type: House
Land Size: 837 sqm approx