

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Atherton Close Aspendale Gardens VIC 3195

Indicative selling price

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

Range between

\$1,100,000

&

\$1,170,000

Median sale price

Median price

\$860,000

House

x

Suburb

Aspendale Gardens

Period - From

Feb 2017

to

Jan 2018

Source

CoreLogic

Comparable property sales

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
8 Bangalow Way Aspendale Gardens VIC 3195	\$1,155,000	12-Dec-17
4 Yackatoon Avenue Aspendale VIC 3195	\$1,185,000	13-Dec-17
8 Sanctuary Place Aspendale Gardens VIC 3195	\$1,200,000	02-Dec-17