

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

154 Station Street, Aspendale 3196

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,102,500

House

x

Suburb

Aspendale

Period - From

Aug 2017

to

July 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
101 Station Street, Aspendale VIC 3195	\$1,1265,000	11-May-18
12 Carinya Avenue, Aspendale VIC 3195	\$1,105,000	23-March-18
9 First Avenue, Aspendale VIC 3195	\$1,100,000	27-July-18