

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	1/11 Lincoln Parade, Aspendale Vic 3195
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Indicative selling price

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

Range between	\$800,000	&	\$840,000
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Median sale price

Median price	\$807,500	House		Unit	X	Suburb	Aspendale
Period - From	01/10/2016	to	30/09/2017	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	31 Northcliffe Rd EDITHVALE 3196	\$850,000	17/06/2017
2	77 Fraser Av EDITHVALE 3196	\$837,000	23/09/2017
3	58 Station St ASPENDALE 3195	\$810,000	09/10/2017

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.



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Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

Indicative Selling Price
 \$800,000 - \$840,000
Median Unit Price
 Year ending September 2017: \$807,500

Comparable Properties



31 Northcliffe Rd EDITHVALE 3196 (REI)

3 1 2

Agent Comments

Renovated kitchen, in Edithvale.

Price: \$850,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 390 sqm approx



77 Fraser Av EDITHVALE 3196 (REI/VG)

3 1 1

Agent Comments

Price: \$837,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 441 sqm approx



58 Station St ASPENDALE 3195 (REI)

3 1 -

Agent Comments

Price: \$810,000
Method: Private Sale
Date: 09/10/2017
Rooms: 4
Property Type: House