

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

2 Wilson Grove, Aspendale VIC 3195

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$940,000

House

x

Suburb

Aspendale

Period - From

August 2016

to

July 2017

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
25 Helm Street Aspendale VIC 3195	\$1,360,002	05-May-17
5 Anchor Street Aspendale VIC 3195	\$1,390,000	10-Jun-17
4 Roycroft Avenue Aspendale VIC 3195	\$1,510,000	29-Jul-17