



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 20 Tatyoon Close, ASPENDALE GARDENS 3195

House



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$750,000 - \$825,000**

### Median sale price

Median **House** for **ASPENDALE GARDENS** for period **Jan 2017 - Jan 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$860,000**

### Comparable property sales

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

**3 Haven Court,**  
Aspendale Gardens 3195

Price **\$740,000** Sold 20  
September 2017

**7 Daphne Close,**  
Aspendale Gardens 3195

Price **\$790,000** Sold 05  
April 2017

**6 Hilda Mews,**  
Aspendale Gardens 3195

Price **\$845,000** Sold 17 June  
2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Ray White Mordialloc

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### Contact agents



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