

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: 8 Ross Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,275,000 & \$1,350,000

Median sale price

Median price: \$1,433,500 House Unit Suburb: Aspendale
Period - From: 01/07/2017 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	84 Nepean Hwy ASPENDALE 3195	\$1,600,000	07/07/2017
2	21 Vincent St EDITHVALE 3196	\$1,275,000	25/09/2017
3	19 Vincent St EDITHVALE 3196	\$1,250,000	29/06/2017

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.~~

8 Ross Street, Aspendale Vic 3195



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Rooms:
Property Type: House (Res) /
Development
Land Size: 651 sqm approx

Agent Comments

Endorsed Planning Permit for 4 Large Apartments, up to 16.4 squares. 4 bedroom home on 651m2 with 21m of street frontage, and lane access at the rear.

Indicative Selling Price
\$1,275,000 - \$1,350,000
Median House Price
September quarter 2017: \$1,433,500

Comparable Properties

84 Nepean Hwy ASPENDALE 3195 (VG)

Agent Comments

4 - -

Price: \$1,600,000
Method: Sale
Date: 07/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



21 Vincent St EDITHVALE 3196 (REI)

Agent Comments

2 1 -

Price: \$1,275,000
Method: Private Sale
Date: 25/09/2017
Rooms: 3
Property Type: House

19 Vincent St EDITHVALE 3196 (REI/VG)

Agent Comments

3 - -

Price: \$1,250,000
Method: Private Sale
Date: 29/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 841 sqm approx