

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

1/38 LOCHIEL AVENUE EDITHVALE VIC 3196	\$907,500	23-Nov-24
2/34 EULINGA AVENUE ASPENDALE VIC 3195	\$925,000	01-Mar-25
1/49 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$931,500	07-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 02 April 2025

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1/38 LOCHIEL AVENUE EDITHVALE VIC 3196

Sold Price

\$907,500

Sold Date

23-Nov-24

3

1

1

Distance

0.93km



**2/34 EULINGA AVENUE
ASCENDALE VIC 3195**

Sold Price

^{RS} **\$925,000**

Sold Date

01-Mar-25

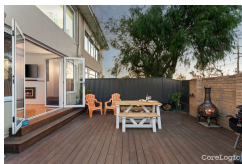
3

1

2

Distance

1.32km



**1/49 NEPEAN HIGHWAY
ASCENDALE VIC 3195**

Sold Price

\$931,500

Sold Date

07-Nov-24

3

1

1

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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