



Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Clair Court, ASPENDALE GARDENS 3195

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$820,000 - \$900,000

Median sale price

Median **House** for **ASPENDALE GARDENS** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$875,750

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.

14 Alexander Court,
Aspendale Gardens 3195

Price **\$891,000** Sold 10
March 2018

32 Nurten Parade,
Aspendale Gardens 3195

Price **\$840,000** Sold 02
December 2017

3 Atlantis Court,
Aspendale Gardens 3195

Price **\$1,012,500** Sold 17
November 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 Pricefinder.

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