



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Errol Close, 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](http://consumer.vic.gov.au/underquoting)

**Range from \$800,000 -  
\$880,000**

### Median sale price

Median **House** for **ASPENDALE GARDENS** for period **Mar 2017 - May 2017**  
Sourced from **REIV**.

**\$890,000**

### 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 the most comparable to the property for sale.

**91 Kearney Drive**,  
Aspendale Gardens 3195      Price **\$845,000** Sold 21 February 2017

**8 Gilchrist Way**,  
Aspendale Gardens 3195      Price **\$860,000** Sold 20 May 2017

**8 Milton Court**,  
Aspendale Gardens 3195      Price **\$820,000** Sold 10 March 2017

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 REIV.

### Contact agents

 **Ronald Raworth**  
Ray White

03 9586 7555  
[ronald.raworth@raywhite.com](mailto:ronald.raworth@raywhite.com)



**Ray White Mordialloc**

521 Main Street,  
Mordialloc VIC 3195