



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 13 Bianca Drive, ASPENDALE GARDENS 3195

### 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 -  
\$850,000**

### Median sale price

Median **House** for **Aspendale gardens** for period **Jan 2017 - Jul 2017**  
Sourced from **PDOL**.

**\$845,000**

### 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.

**8 Hilda Mews,** Price **\$845,000** Sold 17 June 2017  
Aspendale Gardens 3196

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

**7 Daphne Close,** Price **\$790,000** Sold 01 April 2017  
Aspendale Gardens 3195

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 PDOL.

### Contact agents

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