

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

6 Tarlee Court, Aspendale Vic 3195

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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		
2		
3		

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.



5+ 4+ 3

Rooms: 9
Property Type: House
Land Size: 534 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,280,000 - \$1,400,000
Median House Price
Year ending June 2018: \$1,076,000

Comparable Properties

31 James Av ASPENDALE 3195 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,510,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 623 sqm approx



6 Rae Av EDITHVALE 3196 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,203,000
Method: Sold Before Auction
Date: 10/04/2018
Rooms: -
Property Type: House (Res)

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.