

## 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

10 Balaka Avenue, Aspendale Vic 3195

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$836,000

#### Median sale price

Median price

\$1,200,000

House

X

Unit

Suburb

Aspendale

Period - From

01/04/2017

to

31/03/2018

Source

REIV

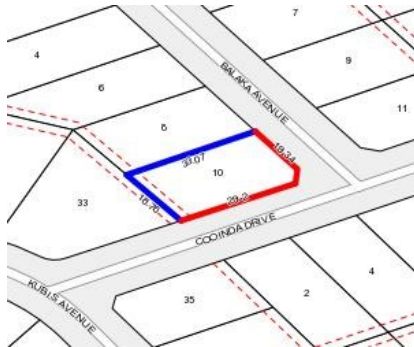
#### Comparable property sales (\*Delete A or B below as applicable)

**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	5 Wongella Ct ASPENDALE 3195	\$925,000	19/05/2018
2	43 Tarongo Dr ASPENDALE 3195	\$885,000	05/02/2018
3	62 Glen St ASPENDALE 3195	\$880,000	17/01/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 578 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$760,000 - \$836,000  
**Median House Price**  
 Year ending March 2018: \$1,200,000

## Comparable Properties

### 5 Wongella Ct ASPENDALE 3195 (REI)

**Agent Comments**



**Price:** \$925,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



### 43 Tarongo Dr ASPENDALE 3195 (REI/VG)

**Agent Comments**



**Price:** \$885,000  
**Method:** Sold Before Auction  
**Date:** 05/02/2018  
**Rooms:** -  
**Property Type:** House (Res)

### 62 Glen St ASPENDALE 3195 (VG)

**Agent Comments**



**Price:** \$880,000  
**Method:** Sale  
**Date:** 17/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx