

Garry Donovan 0419 588 660 gdonovan@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF											Ag	ents Act 1980	
Property offer	ed for s	sale												
A Including subu po	5/2-4 Groves Street, Aspendale Vic 3195													
Indicative sell	ndicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range betwee	0,000			&	\$1,200,000									
Median sale p	rice													
Median price	Median price \$970,000			ouse X Ł			hit			Suburb		spendale		
Period - From	d - From 01/07/2016 to			o 30/06/2017				Source	RE	REIV				
Comparable p	roperty	sales	(*Del	lete	A or B b	elov	v a	ıs applica	able))				
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										Pri	ce		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.

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Year ending June 2017: \$970,000

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**



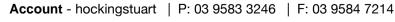
Property Type: Townhouse

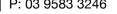


Agent Comments

Comparable Properties

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.









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