

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

26/50-51 NEPEAN HIGHWAY ASPENDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

12/50-51 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$580,000	02-Sep-24
10/81 BARKLY STREET MORDIALLOC VIC 3195	\$614,000	18-Oct-24

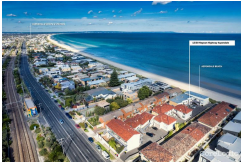
OR

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 6 months.

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**12/50-51 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

2 1 1

Sold Price ^{RS} **\$580,000** Sold Date **02-Sep-24**

Distance **0km**



**10/81 BARKLY STREET
MORDIALLOC VIC 3195**

2 2 1

Sold Price ^{RS} **\$614,000** ^{UN} Sold Date **18-Oct-24**

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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