

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

1/203 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,250

Property type

Unit

Suburb

Aspendale

Period-from

01 Nov 2020

to

31 Oct 2021

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

7/182 Nepean Highway Aspendale VIC 3195	\$985,000	07-Jul-21
2/173A Nepean Highway Aspendale VIC 3195	\$970,000	09-Oct-21

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.

This Statement of Information was prepared on: 01 November 2021

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**7/182 Nepean Highway Aspendale
VIC 3195**

3 2 2

Sold Price

^{RS}

\$985,000

Sold Date

07-Jul-21

Distance

0.41km



**2/173A Nepean Highway Aspendale
VIC 3195**

3 2 2

Sold Price

^{RS}

\$970,000

Sold Date

09-Oct-21

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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