

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 76 Nepean Highway, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$930,000 House X Unit Suburb Aspendale

Period - From 01/07/2018 to 30/09/2018 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	30 Gothic Rd ASPENDALE 3195	\$1,240,000	01/10/2018
2	23 Inlet St ASPENDALE 3195	\$1,235,000	08/10/2018
3	48 Glen St ASPENDALE 3195	\$1,205,000	13/10/2018

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.



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Rooms:
Property Type:
Land Size: Approx 636 sqm
 approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,265,000
Median House Price
 September quarter 2018: \$930,000

Comparable Properties

30 Gothic Rd ASPENDALE 3195 (REI/VG)

Agent Comments

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Price: \$1,240,000
Method: Sold Before Auction
Date: 01/10/2018
Rooms: -
Property Type: House
Land Size: 696 sqm approx



23 Inlet St ASPENDALE 3195 (REI/VG)

Agent Comments

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 2

Price: \$1,235,000
Method: Private Sale
Date: 08/10/2018
Rooms: -
Property Type: House
Land Size: 605 sqm approx



48 Glen St ASPENDALE 3195 (REI/VG)

Agent Comments

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 2

Price: \$1,205,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx