

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

1/199 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

\$1,130,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,250

Property type

Unit

Suburb

Aspendale

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/2 BAPAUME AVENUE EDITHVALE VIC 3196	\$1,060,000	28-May-22
4/147 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,100,000	05-Mar-22
1/1A SOMME PARADE EDITHVALE VIC 3196	\$1,030,000	09-May-22

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: 16 August 2022



1/2 BAPAUME AVENUE EDITHVALE VIC 3196 Sold Price **\$1,060,000** Sold Date **28-May-22**

 3  2  2

Distance **1.11km**



4/147 NEPEAN HIGHWAY ASPENDALE VIC 3195 Sold Price **\$1,100,000** Sold Date **05-Mar-22**

 3  2  2

Distance **0.67km**



1/1A SOMME PARADE EDITHVALE VIC 3196 Sold Price ^{RS} **\$1,030,000** Sold Date **09-May-22**

 3  1  2

Distance **1km**

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

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