

## 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

6/60 NEPEAN HIGHWAY ASPENDALE VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Nov 2023

to

31 Oct 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

2/30 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,050,000	21-Aug-24
5/60 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,150,000	25-Sep-24
3/52 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,200,000	01-Jun-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.~~

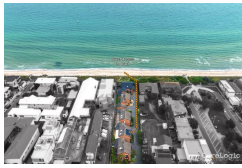
This Statement of Information was prepared on: 15 November 2024



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**2/30 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

3 1 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **21-Aug-24**

Distance **0.48km**



**5/60 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

3 2 2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **25-Sep-24**

Distance **0.01km**



**3/52 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

3 2 2

Sold Price **\$1,200,000** Sold Date **01-Jun-24**

Distance **0.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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