

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

16/50-51 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

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

12/50-51 Nepean Highway Aspendale VIC 3195	\$565,000	03-Aug-21
14/50-51 Nepean Highway Aspendale VIC 3195	\$580,000	28-Aug-20
8/216 Station Street Edithvale VIC 3196	\$547,000	16-Sep-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: 26 November 2021



**12/50-51 Nepean Highway
Aspendale VIC 3195**

 2  1  1

Sold Price **\$565,000** Sold Date **03-Aug-21**

Distance -

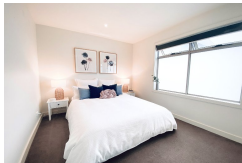


**14/50-51 Nepean Highway
Aspendale VIC 3195**

 2  1  1

Sold Price **\$580,000** Sold Date **28-Aug-20**

Distance -



**8/216 Station Street Edithvale VIC
3196**

 2  1  1

Sold Price **\$547,000** Sold Date **16-Sep-21**

Distance **2.7km**

RS = Recent sale

UN = Undisclosed Sale

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