

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

3/184 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

\$1,260,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Oct 2019

to

30 Sep 2020

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

6 Batten Place Aspendale Gardens VIC 3195	\$1,346,000	21-May-20
35B Ivan Avenue Edithvale VIC 3196	\$1,275,000	27-Jul-20

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.

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6 Batten Place Aspendale Gardens VIC 3195

 4  2  2

Sold Price

\$1,346,000

Sold Date

21-May-20

Distance

1.28km



35B Ivan Avenue Edithvale VIC 3196

 5  3  2

Sold Price

\$1,275,000

Sold Date

27-Jul-20

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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