

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

117A Nepean Highway, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,150,500

Property Type Townhouse

Suburb Aspendale

Period - From 18/10/2021

to

17/10/2022

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	7a Taylor Av ASPENDALE 3195	\$1,570,000	30/08/2022
2	100B Lochiel Av EDITHVALE 3196	\$1,570,000	23/04/2022
3			

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.~~

This Statement of Information was prepared on:

18/10/2022 12:36



3 2.5

Rooms: 2

Property Type: House (Res)

Land Size: 310sqms approx. sqm approx

Agent Comments

Comparable Properties



7a Taylor Av ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,570,000

Method: Private Sale

Date: 30/08/2022

Property Type: Townhouse (Single)

Land Size: 347 sqm approx



100B Lochiel Av EDITHVALE 3196 (REI/VG)

Agent Comments

4 3 2

Price: \$1,570,000

Method: Sold Before Auction

Date: 23/04/2022

Property Type: Townhouse (Res)

Land Size: 297 sqm approx

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.