

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

20/50-51 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Mar 2020

to

28 Feb 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

10/34-35 Nepean Highway Aspendale VIC 3195	\$436,800	19-Nov-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.

This Statement of Information was prepared on: 03 March 2021

**10/34-35 Nepean Highway
Aspendale VIC 3195** 2  1  1

Sold Price

\$436,800Sold Date **19-Nov-20**

Distance

0.27km**RS** = Recent sale**UN** = Undisclosed Sale

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