

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

7/50-51 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Feb 2022

to

31 Jan 2023

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

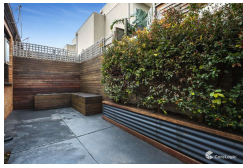
Date of sale

10/214 BEACH ROAD MORDIALLOC VIC 3195	\$540,000	30-Dec-22
4/6-8 HIGH STREET MORDIALLOC VIC 3195	\$510,000	15-Nov-22
209/195 STATION STREET EDITHVALE VIC 3196	\$503,000	23-Oct-22

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: 02 February 2023



10/214 BEACH ROAD MORDIALLOC VIC 3195 Sold Price

^{RS} **\$540,000** Sold Date **30-Dec-22**

 2  1  1

Distance **1.08km**



4/6-8 HIGH STREET MORDIALLOC VIC 3195 Sold Price

^{RS} **\$510,000** Sold Date **15-Nov-22**

 2  1  1

Distance **1.5km**



209/195 STATION STREET EDITHVALE VIC 3196 Sold Price

^{RS} **\$503,000** Sold Date **23-Oct-22**

 2  1  1

Distance **2.39km**

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

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