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

12/148 Nepean Highway, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$870,000	&	\$890,000)				
Median sale price								
Median price	\$1,100,000	Property Type	Unit	Suburb	Aspendale			
Period - From	01/04/2021	to 30/06/2021	Sou	urce 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.

Ad	dress of comparable property	Price	Date of sale
1	7/56 Nepean Hwy ASPENDALE 3195	\$870,000	25/03/2021
2	1/19 Northcliffe Rd EDITHVALE 3196	\$871,000	29/05/2021
3	4/2 Clydebank Rd EDITHVALE 3196	\$880,000	03/03/2021

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:

03/08/2021 19:40









Property Type: Townhouse (Res) Agent Comments

Indicative Selling Price \$870,000 - \$890,000 Median Unit Price June quarter 2021: \$1,100,000

Comparable Properties



7/56 Nepean Hwy ASPENDALE 3195 (REI/VG) Agent Comments



Price: \$870,000 Method: Private Sale Date: 25/03/2021 Property Type: Townhouse (Single)



REIV

1/19 Northcliffe Rd EDITHVALE 3196 (REI)



Price: \$871,000 Method: Auction Sale Date: 29/05/2021 Property Type: Townhouse (Res)

4/2 Clydebank Rd EDITHVALE 3196 (VG)

Agent Comments

Agent Comments



Price: \$880,000 Method: Sale Date: 03/03/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Hodges | P: 03 95846500 | F: 03 95848216



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.