

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

1/178 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$864,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Apr 2021

to

31 Mar 2022

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

176 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,250,000	06-Apr-22
1/203 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,150,000	20-Nov-21

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: 19 April 2022



**176 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 3  1  4

Sold Price ^{RS} **\$1,250,000** Sold Date **06-Apr-22**

Distance **0.07km**



**1/203 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 3  2  2

Sold Price **\$1,150,000** Sold Date **20-Nov-21**

Distance **0.5km**

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

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