

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

2/173A 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Dec 2023

to

30 Nov 2024

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

| | | |
|--|---------|-----------|
| 5/60 NEPEAN HIGHWAY ASPENDALE VIC 3195 | 1150000 | 25-Sep-24 |
| 3/52 NEPEAN HIGHWAY ASPENDALE VIC 3195 | 1200000 | 01-Jun-24 |
| 1A SOPHIA AVENUE ASPENDALE VIC 3195 | 1215000 | 14-Sep-24 |

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.~~

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**5/60 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 2 2

Sold Price

^{RS} **1150000** Sold Date **25-Sep-24**

Distance -



**3/52 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 2 2

Sold Price

1200000 Sold Date **01-Jun-24**

Distance **1.57km**



**1A SOPHIA AVENUE ASPENDALE
VIC 3195**

3 2 2

Sold Price

^{RS} **1215000** Sold Date **14-Sep-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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