

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

8/25 Nepean Highway, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000

&

\$434,000

Median sale price

Median price \$807,500

House

Unit

X

Suburb

Aspendale

Period - From 01/10/2016

to

30/09/2017

Source

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.

	Address of comparable property	Price	Date of sale
1	1/11 Mcdonald St MORDIALLOC 3195	\$462,000	06/05/2017
2	29/50 Nepean Hwy ASPENDALE 3195	\$440,000	16/10/2017
3	13/111 Barkly St MORDIALLOC 3195	\$392,000	08/07/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/11 McDonald St MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$462,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: Unit



29/50 Nepean Hwy ASPENDALE 3195 (REI) Agent Comments



Price: \$440,000

Method: Private Sale

Date: 16/10/2017

Rooms: -

Property Type: Unit



13/111 Barkly St MORDIALLOC 3195 (REI/VG) Agent Comments



Price: \$392,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 2

Property Type: Unit

Land Size: 93 sqm approx