

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

2/148 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,750

Property type

Unit

Suburb

Aspendale

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/148 Nepean Highway Aspendale VIC 3195	\$820,000	29-Oct-18
2/179 Nepean Highway Aspendale VIC 3195	\$985,000	04-May-19
3/52 Nepean Highway Aspendale VIC 3195	\$935,000	30-Apr-19

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: 16 September 2019

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**3/148 Nepean Highway Aspendale
VIC 3195**

Sold Price **\$820,000** Sold Date **29-Oct-18**

3 2 2

Distance -



**2/179 Nepean Highway Aspendale
VIC 3195**

Sold Price **\$985,000** Sold Date **04-May-19**

3 2 2

Distance **0.25km**



**3/52 Nepean Highway Aspendale
VIC 3195**

Sold Price **\$935,000** Sold Date **30-Apr-19**

3 2 2

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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