

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 3/184 Nepean Highway, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,780,000 & \$1,880,000

Median sale price

Median price \$1,240,000 Property Type Unit Suburb Aspendale

Period - From 01/04/2024 to 30/06/2024 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	5/58-60 Nepean Hwy ASPENDALE 3195	\$1,150,000	11/09/2024
2	2 Roycroft Av ASPENDALE 3195	\$2,100,000	27/07/2024
3	3/52 Nepean Hwy ASPENDALE 3195	\$1,200,000	01/06/2024

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.~~

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 3  2  2

Property Type: Townhouse
 (Single)

Agent Comments

Indicative Selling Price
 \$1,780,000 - \$1,880,000
Median Unit Price
 June quarter 2024: \$1,240,000

Comparable Properties



5/58-60 Nepean Hwy ASPENDALE 3195 (REI) Agent Comments

 3  2  2

Price: \$1,150,000
Method: Private Sale
Date: 11/09/2024
Property Type: Townhouse (Res)



2 Roycroft Av ASPENDALE 3195 (REI) Agent Comments

 4  2  2

Price: \$2,100,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 385 sqm approx



3/52 Nepean Hwy ASPENDALE 3195 (REI/VG) Agent Comments

 3  2  2

Price: \$1,200,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500