

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

16 Bowman Street 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

\$3,450,000

&

\$3,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Aspendale

Period-from

01 Feb 2020

to

31 Jan 2021

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

40B Bowman Street Aspendale VIC 3195	\$3,700,000	20-Nov-20
54 Nepean Highway Aspendale VIC 3195	\$3,450,000	14-Mar-20
1 Bowman Street Aspendale VIC 3195	\$3,200,000	29-Jul-20

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: 25 February 2021



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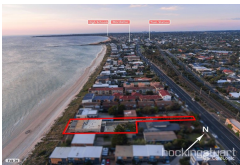
40B Bowman Street Aspendale VIC 3195 Sold Price **\$3,700,000** Sold Date **20-Nov-20**

3 3 2

Distance **0.19km**

Notes from your agent

Beachfront home. Very high spec.



54 Nepean Highway Aspendale VIC 3195 Sold Price **\$3,450,000** Sold Date **14-Mar-20**

6 3 3

Distance **0.87km**

Notes from your agent

Large development opportunity.



1 Bowman Street Aspendale VIC 3195 Sold Price **\$3,200,000** Sold Date **29-Jul-20**

5 - -

Distance **0.07km**

Notes from your agent

1106m2 of land.33m frontage, 28m creek facing.

RS = Recent sale

UN = Undisclosed Sale

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