

## 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

176 Nepean Highway Aspendale VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,273,000

Property type

House

Suburb

Aspendale

Period-from

01 Mar 2021

to

28 Feb 2022

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

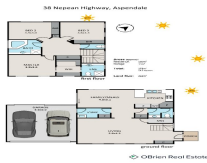
38 Nepean Highway Aspendale VIC 3195	\$1,360,000	08-Jan-22
5/170 Nepean Highway Aspendale VIC 3195	\$1,350,000	10-Sep-21
7 Turakina Avenue Edithvale VIC 3196	\$1,350,000	10-Oct-21

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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### 38 Nepean Highway Aspendale VIC 3195

Sold Price <sup>RS</sup> **\$1,360,000** <sup>UN</sup> Sold Date **08-Jan-22**

3 2 2

Distance **1.83km**



### 5/170 Nepean Highway Aspendale VIC 3195

Sold Price **\$1,350,000** Sold Date **10-Sep-21**

3 2 1

Distance **0.07km**



### 7 Turakina Avenue Edithvale VIC 3196

Sold Price Sold Date **10-Oct-21**

3 1 2

Distance **1.32km**

**RS** = Recent sale **UN** = Undisclosed Sale

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