

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

6/2 ALFRED 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/2 ALFRED STREET ASPENDALE VIC 3195	\$810,000	13-Sep-24
16/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$750,000	19-Sep-24

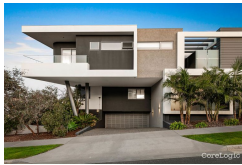
OR

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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**3/2 ALFRED STREET ASPENDALE
VIC 3195**

Sold Price **\$810,000** Sold Date **13-Sep-24**

2 1 -

Distance **0km**



**16/120-122 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

Sold Price **\$750,000** Sold Date **19-Sep-24**

1 1 -

Distance **1.74km**

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

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