

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

15/34-35 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

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Aug 2020

to

31 Jul 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

20/50-51 Nepean Highway Aspendale VIC 3195	\$442,000	27-Mar-21
2/2 Thomson Rise Parkdale VIC 3195	\$450,000	06-Apr-21
14/143 Nepean Highway Aspendale VIC 3195	\$565,000	06-Jun-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.~~

This Statement of Information was prepared on: 04 August 2021



**20/50-51 Nepean Highway
Aspendale VIC 3195**

 2  1  1

Sold Price

\$442,000

Sold Date

27-Mar-21

Distance

0.27km



**2/2 Thomson Rise Parkdale VIC
3195**

 2  1  1

Sold Price

\$450,000

Sold Date

06-Apr-21

Distance

1.86km



**14/143 Nepean Highway Aspendale
VIC 3195**

 2  1  1

Sold Price

^{RS} **\$565,000**

Sold Date

06-Jun-21

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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