

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

1/25 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,250

Property type

Unit

Suburb

Aspendale

Period-from

01 Nov 2021

to

31 Oct 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

79 STATION STREET ASPENDALE VIC 3195	\$762,000	04-Aug-22
2/57 MCDONALD STREET MORDIALLOC VIC 3195	\$800,000	13-Sep-22
7/167 BEACH ROAD PARKDALE VIC 3195	\$750,000	25-Jul-22

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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OBrien Real Estate

Kimberley Ferguson

M 0413667228

E kimberley.ferguson@obrienrealestate.com.



**79 STATION STREET ASPENDALE
VIC 3195**

Sold Price

\$762,000

Sold Date **04-Aug-22**

2 1 1

Distance **1.17km**



**2/57 MCDONALD STREET
MORDIALLOC VIC 3195**

Sold Price

^{RS} **\$800,000**

Sold Date **13-Sep-22**

2 1 2

Distance **1.19km**



**7/167 BEACH ROAD PARKDALE
VIC 3195**

Sold Price

\$750,000

Sold Date **25-Jul-22**

2 1 1

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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