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	6/34-35 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~~		or range between	$430,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$881,000	Property type	Unit	Suburb	Aspendale
Period-from	01 Jan 2022	to	31 Dec 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
6/15-17 JOHN STREET MORDIALLOC VIC 3195	$490,000	06-Dec-22
6/119 MCDONALD STREET MORDIALLOC VIC 3195	$491,000	26-Nov-22
106/125 MCDONALD STREET MORDIALLOC VIC 3195	$485,000	03-Sep-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.~~

This Statement of Information was prepared on: 24 January 2023

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6/15-17 JOHN STREET MORDIALLOC VIC 3195

2 1 1

Sold Price RS **$490,000** Sold Date **06-Dec-22**

Distance **1.39km**



6/119 MCDONALD STREET MORDIALLOC VIC 3195

2 2 1

Sold Price **$491,000** Sold Date **26-Nov-22**

Distance **1.65km**



106/125 MCDONALD STREET MORDIALLOC VIC 3195

2 1 1

Sold Price **$485,000** Sold Date **03-Sep-22**

Distance **1.65km**

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

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