

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

3/198 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

\$1,050,000

&

\$1,150,000

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

1/199 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,130,000	09-Sep-22
2/113 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,111,000	11-Nov-22
3/340 NEPEAN HIGHWAY CHELSEA VIC 3196	\$1,070,000	17-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.

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**1/199 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 1 2

Sold Price **\$1,130,000** Sold Date **09-Sep-22**

Distance **0.03km**



**2/113 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

4 2 2

Sold Price **\$1,111,000** Sold Date **11-Nov-22**

Distance **0.98km**



**3/340 NEPEAN HIGHWAY
CHELSEA VIC 3196**

3 2 1

Sold Price **\$1,070,000** Sold Date **17-Sep-22**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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