

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

3/192-194 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Aug 2022

to

31 Jul 2023

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

35 BERRY AVENUE EDITHVALE VIC 3196	\$1,030,000	31-Jul-23
14A VINCENT STREET EDITHVALE VIC 3196	\$1,020,000	17-Aug-23
18/111 KINROSS AVENUE EDITHVALE VIC 3196	\$1,001,000	12-Aug-23

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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**35 BERRY AVENUE EDITHVALE
VIC 3196**

3 1 2

Sold Price ^{RS} **\$1,030,000** ^{UN} Sold Date **31-Jul-23**

Distance **1.55km**



**14A VINCENT STREET EDITHVALE
VIC 3196**

3 2 1

Sold Price ^{RS} **\$1,020,000** ^{UN} Sold Date **17-Aug-23**

Distance **0.99km**



**18/111 KINROSS AVENUE
EDITHVALE VIC 3196**

3 2 1

Sold Price ^{RS} **\$1,001,000** Sold Date **12-Aug-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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