

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

14/143 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Mar 2020

to

28 Feb 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

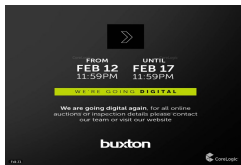
Date of sale

12/143 Nepean Highway Aspendale VIC 3195	\$585,143	20-Feb-21
5/14 Clydebank Road Edithvale VIC 3196	\$600,000	30-Sep-20
8/252 Station Street Edithvale VIC 3196	\$606,500	27-Jan-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: 10 March 2021

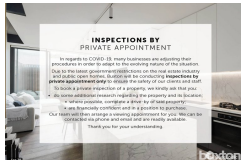


12/143 Nepean Highway Aspendale VIC 3195

Sold Price

^{RS} **\$585,143** Sold Date **20-Feb-21**
 2  2  1

Distance -



5/14 Clydebank Road Edithvale VIC 3196

Sold Price

^{RS} **\$600,000** Sold Date **30-Sep-20**
 2  2  1

Distance **1.05km**


8/252 Station Street Edithvale VIC 3196

Sold Price

^{RS} **\$606,500** ^{UN} Sold Date **27-Jan-21**
 2  1  1

Distance **1.88km**
RS = Recent sale

UN = Undisclosed Sale

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