

## 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

1/124-125 STATION STREET ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,500

Property type

Unit

Suburb

Aspendale

Period-from

01 May 2023

to

30 Apr 2024

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

2/14 CLYDEBANK ROAD EDITHVALE VIC 3196	\$690,000	16-Apr-24
13/120-122 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$675,000	31-Mar-24
9/127 KINROSS AVENUE EDITHVALE VIC 3196	\$625,000	26-Mar-24

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: 22 May 2024



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**2/14 CLYDEBANK ROAD  
EDITHVALE VIC 3196**

2 2 1

Sold Price **\$690,000** Sold Date **16-Apr-24**

Distance **1.15km**



**13/120-122 NEPEAN HIGHWAY  
ASPENDALE VIC 3195**

2 1 -

Sold Price **\$675,000** Sold Date **31-Mar-24**

Distance **0.19km**



**9/127 KINROSS AVENUE  
EDITHVALE VIC 3196**

2 1 1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **26-Mar-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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