### 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

13/122 Nepean Highway, Aspendale Vic 3195

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$670,000		&		\$720,000				
Median sale p	rice								
Median price	\$837,500	Pro	operty Type	Unit			Suburb	Aspendale	
Period - From	01/01/2023	to	31/12/2023		So	urce	REIV		

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5/182 Nepean Hwy ASPENDALE 3195	\$700,000	17/02/2024
2			
3			

OR

**B**<sup>\*</sup> 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 six months.

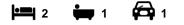
This Statement of Information was prepared on:

13/03/2024 15:31



# **buston** Mathew Cox





Rooms: 4 Property Type: Apartment Agent Comments 9583 9811 0413 102 224 mcox@buxton.com.au Indicative Selling Price

\$670,000 - \$720,000 Median Unit Price Year ending December 2023: \$837,500

Agent Comments

## **Comparable Properties**



5/182 Nepean Hwy ASPENDALE 3195 (REI)

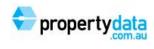
**1** 2 **1 1** 

Price: \$700,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

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 six months.

#### Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680





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