

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

5/132 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

Suburb

Aspendale

Period-from

01 Jun 2023

to

31 May 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

4/132 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,430,000	31-Jan-24
1/198 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,320,000	05-Jan-24
188 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,460,000	11-May-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: 27 June 2024



**4/132 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 3  2  2

Sold Price **\$1,430,000** Sold Date **31-Jan-24**

Distance **0.01km**



**1/198 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 4  2  4

Sold Price **\$1,320,000** Sold Date **05-Jan-24**

Distance **0.8km**



**188 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

 4  2  1

Sold Price ^{RS} **\$1,460,000** Sold Date **11-May-24**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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