

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	7/58-60 Nepean Highway, Aspendale Vic 3195
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$1,352,500	House	X	Unit		Suburb	Aspendale
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

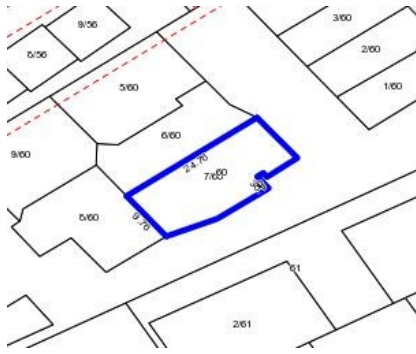
Comparable property sales (*Delete A or B below as applicable)




A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		

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 six months.



 3  2  2 (DLUG)

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2017: \$1,352,500

Comparable Properties



4/192-194 Nepean Hwy ASPENDALE 3195 (REI/VG)

Agent Comments

 3  1  2

Price: \$910,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Townhouse (Res)



5/148 Nepean Hwy ASPENDALE 3195 (REI/VG) **Agent Comments**

 3  2  2

Price: \$805,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Townhouse (Res)

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.