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	4/177 Nepean Highway, Aspendale Vic 3195

Indicative selling price

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

Range between $580,000 & $635,000

Median sale price

Median price $1,240,000 Property Type Unit Suburb Aspendale

Period - From 01/04/2024 to 30/06/2024 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	G06/8 Clydebank Rd EDITHVALE 3196	$592,500	03/08/2024
2	1/124-125 Station St ASPENDALE 3195	$615,000	19/07/2024
3	6/182 Nepean Hwy ASPENDALE 3195	$690,000	01/07/2024

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.~~

This Statement of Information was prepared on: 07/10/2024 18:38

4/177 Nepean Highway, Aspendale Vic 3195



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$580,000 - $635,000
Median Unit Price
June quarter 2024: $1,240,000

Comparable Properties



G06/8 Clydebank Rd EDITHVALE 3196 (REI)

2 2 1

Price: $592,500
Method: Private Sale
Date: 03/08/2024
Property Type: Apartment

Agent Comments



1/124-125 Station St ASPENDALE 3195 (REI)

2 1 1

Price: $615,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit

Agent Comments



6/182 Nepean Hwy ASPENDALE 3195 (VG)

2 - -

Price: $690,000
Method: Sale
Date: 01/07/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig

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