

# 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

39 Nepean Highway, Aspendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$970,000 Property Type House Suburb Aspendale

Period - From 09/12/2018 to 08/12/2019 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	8/2-4 Groves St ASPENDALE 3195	\$1,550,000	07/12/2019
2	21a Rennison St PARKDALE 3195	\$1,510,000	21/09/2019
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.

This Statement of Information was prepared on: 09/12/2019 10:13



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**Property Type:** House (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
09/12/2018 - 08/12/2019: \$970,000

## Comparable Properties



8/2-4 Groves St ASPENDALE 3195 (REI)

Agent Comments

3 2 2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Property Type:** Townhouse (Res)



21a Rennison St PARKDALE 3195 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 308 sqm approx

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.