

# 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 11 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Aspendale

Period - From 21/03/2019 to 20/03/2020 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	7 Francis St MORDIALLOC 3195	\$1,440,000	22/02/2020
2	31 Steedman St MORDIALLOC 3195	\$1,435,000	04/02/2020
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.

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

21/03/2019 - 20/03/2020: \$1,000,000



**Property Type:** House  
**Land Size:** 655 sqm approx  
**Agent Comments**



## Comparable Properties



**7 Francis St MORDIALLOC 3195 (REI)**

**Agent Comments**



**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



**31 Steedman St MORDIALLOC 3195 (REI)**

**Agent Comments**



**Price:** \$1,435,000  
**Method:** Private Sale  
**Date:** 04/02/2020  
**Property Type:** House  
**Land Size:** 683 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.