

Statement of Information

Sections 47AF of the Estate Agents Act 1980

1&2/83 Nepean Highway, ASPENDALE 3195

House



3 beds



2 baths



2 parking

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median **House** for **ASPENDALE** for period **Aug 2016 - Aug 2017**

Sourced from **Realestate.com.au**.

\$962,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

26a James Avenue, Price **\$1,250,000** Sold 25 February 2017
Aspendale 3195

2/40 Chute Street, Price **\$1,265,000** Sold 06 May 2017
Mordialloc 3195

9a Montgomery Street, Price **\$1,627,000** Sold 08 July 2017
Mordialloc 3195

Contact agents

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Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.