Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address	4/2 Robertson Parade, Aspendale
Including suburb or locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting *(*delete single price or range as applicable)*

Single price $ 650,000 or range between $ _____ & $ _____

Median sale price

*(*Select house or unit as applicable)*

Median price $ 685,000 *House ☐ *Unit ☑ Suburb or locality Aspendale

Period - from 1/7/2016 to 3/7/2017 Source RP Data Pty Ltd

Comparable property sales

*(*Select A or B as applicable)*

☑ A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.
*(*Delete as applicable)*

	Address of comparable property	Price	Date of Sale
1	6 Longbeach Close, Aspendale	$ 636,500	17 June 2017
2	7/7 Parkview Drive, Aspendale	$ 677,500	17 June 2017
3	15 Amberley Avenue, Aspendale	$ 680,000	27 May 2017

OR

☐ B* ☐ Either 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.*

☐ or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott Aspendale
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