Statement of Information

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

Property offered for sale

Address: 8/490 Station Street, Carrum

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 $ 480,000 or range between $ _____ & $ _____

Median sale price

*(*Select house or unit as applicable)*

Median price $ 555,000 *House ☐ *Unit ☑ Suburb or locality: Carrum

Period - from 1/7/2016 to 17/7/2017 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	$	
2	$	
3	$	

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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