Statement of Information

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

Property offered for sale

Address: 122 Station Street, Aspendale, Vic 3195

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 $ | or range between $ 1,000,000 & $ 1,100,000

Median sale price

*(*Select house or unit as applicable)*

Median price $ 915,000 | *House ✓ | *Unit | Suburb or locality: Aspendale

Period - from 1/5/2016 to 1/5/2017 | 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	10 Gothic Road, Aspendale	$ 990,000	8/4/2017
2	18 Helm Street, Aspendale	$ 1,045,000	04/03/2017
3	81 Tarongo Drive, Aspendale	$ 1,125,000	29/4/2017

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
Address: 132 Station Street, Aspendale
Ph: 9580 3888 **bigginscott.com.au**