Biggin & Scott

## Statement of Information

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

### Property offered for sale

Address (Including suburb or locality and postcode): **4 Yackatoon Ave, Aspendale**

### 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 $ **1,100,000** | & $ **1,200,000**

### Median sale price

*(*Select house or unit as applicable)*

Median price $ **1,025,000** | *House ✓ | *Unit | Suburb or locality **Aspendale**

Period - from **1/9/2016** | to **11/9/2017** | 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 81 Tarongo Drive, Aspendale | $ 1,125,000 | 29 April 2017 |
| 2 36 Laura Street, Aspendale | $ 1,125,000 | 29 July 2017 |
| 3 31 Mill Street, Aspendale | $ 1,230,000 | 10 June 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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**Ph:** 9580 3888 **bigginscott.com.au**