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	10 Glen Street, 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	$ 1,000,000	& $	1,100,000

Median sale price

*(*Select house or unit as applicable)*

Median price	$ 1,062,500	*House ✓	*Unit	Suburb or locality	Aspendale
Period - from	1/10/2016	to	10/10/2017	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
1 103 Albany Crescent, Aspendale	$ 1,050,000	16 May 2017
2 2 Nirringa Avenue, Aspendale	$ 1,080,000	13 May 2017
3 154 Station Street, Aspendale	$ 1,100,000	13 July 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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