Biggin & Scott

Statement of Information

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

Property offered for sale

Address: 49 James Ave, 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 $ | or range between $ 1,050,000 | & $ 1,150,000

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 23/10/2017 | 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 Cres, Aspendale	$ 1,050,000	16 May 2017
2 154 Station Street, Aspendale	$ 1,100,000	13 July 2017
3 30 Mount View Street, Aspendale	$ 1,150,000	28 October 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**