Biggin & Scott

Statement of Information

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

Property offered for sale

Address: 1B Viewbank Court, 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 $ 895,000 or range between $ & $

Median sale price

*(*Select house or unit as applicable)*

Median price $ 812,500 *House *Unit ✓ Suburb or locality Aspendale

Period - from 1/1/2017 to 1/1/2018 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 1/44 Laura Street, Aspendale	$ 900,000	22 July 2017
2 2 Harrison Lane, Aspendale	$ 938,000	8 August 2017
3 75 Laura Street, Aspendale	$ 988,000	23 Sept 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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