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): 15 Lorenzo Way, Aspendale Gardens

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting *(*delete single price or range as applicable)*

Single price $ 950000 or range between $ & $

Median sale price

*(*Select house or unit as applicable)*

Median price $ 862,500 *House ✓ *Unit Suburb or locality Aspendale Gardens

Period - from 1/12/2016 to 4/12/2017 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 26 Bianca Drive, Aspendale Gardens	$ 930,000	11 Nov 2017
2 1 Wildoer Drive, Aspendale Gardens	$ 951,000	12 August 2017
3 19 Kearney Drive, Aspendale Gardens	$ 989,000	25 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
Address: 132 Station Street, Aspendale
Ph: 9580 3888 bigginscott.com.au