Biggin & Scott

Statement of Information

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

Property offered for sale

Address: **15 Clydebank Road Edithvale**

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 **$ 750,000** or range between **$** **& $**

Median sale price

*(*Select house or unit as applicable)*

Median price **$ 765,000** *House *Unit ✓ Suburb or locality **Edithvale**

Period - from **1/5/2017** to **14/5/2018** 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 1/27 Ivan Avenue Edithvale	$ 780,000	2/5/2018
2 99A Berry Avenue Edithvale	$ 727,500	31/3/2018
3 1 Baker Avenue Edithvale	$ 725,000	11/3/2018

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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