Biggin & Scott

Statement of Information

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

Property offered for sale

Address: 2 Judd Parade, Cheltenham

Including suburb or locality and postcode

Indicative selling price

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

Single price $ | or range between $ 950,000 | & $ 1,000,000

Median sale price

*(*Select house or unit as applicable)*

Median price $ 1,090,000 | *House ✓ | *Unit | Suburb or locality Cheltenham

Period - from 1/6/2017 | to 18/6/2018 | 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 17 Leon Street Cheltenham	$ 1,200,000	2/6/2018
2 8 Derwent Street Cheltenham	$ 1,170,000	10/4/2018
3 51 Albenca Street Mentone	$ 1,080,000	23/3/2018

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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