Biggin & Scott

# Statement of Information

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

## Property offered for sale

Address: **4 Elanora Court, Aspendale**

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 **$** or range between **$ 850,000** & **$ 925,000**

## Median sale price

*(*Select house or unit as applicable)*

Median price **$ 1,076,000** *House ✓ *Unit Suburb or locality **Aspendale**

Period - from **1/8/2017** to **6/8/2018** 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 10 Balaka Avenue, Aspendale | $ 870,000 | 7 July 2018 |
| 2 61 Nirringa Avenue, Aspendale | $ 900,000 | 5 May 2018 |
| 3 5 Wongella Court, Aspendale | $ 925,000 | 19 May 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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**Ph: 9580 3888** **bigginscott.com.au**