Biggin & Scott

Statement of Information

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

Property offered for sale

Address: 17 Tarongo Drive, 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 $ 870,000 & $ 930,000

Median sale price

*(*Select house or unit as applicable)*

Median price $ 1,075,500 *House ✓ *Unit Suburb or locality Aspendale

Period - from 24/9/2017 to 24/9/2018 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 4 Elanora Court Aspendale	$ 926,240	15/09/2018
2 24 Albany Crescent Aspendale	$ 930,000	3/09/2018
3 10 Balaka Avenue Aspendale	$ 870,000	7/06/2018

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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