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): **44 Albany Crescent, Aspendale**

Indicative selling price

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

Single price **$ 869,000** or range between **$** & **$**

Median sale price

*(*Select house or unit as applicable)*

Median price **$ 1,075,000** *House ✓ *Unit Suburb or locality **Aspendale**

Period - from **1/11/2017** to **05/11/2018** 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 5 Wongella Court Aspendale	$ 925,000	15/05/2018

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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