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: **1 Groves Street Aspendale**

Indicative selling price

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

Single price **$ 990,000** or range between $ & $

Median sale price

*(*Select house or unit as applicable)*

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

Period - from **1/12/2017** to **3/12/2018** 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	$	
2	$	
3	$	

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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