Biggin & Scott

Statement of Information

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

Property offered for sale

Address: **27 Nirringa Ave, 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 $ **930,000** | & $ **970,000**

Median sale price

*(*Select house or unit as applicable)*

Median price $ **960000** | *House ✓ | *Unit | Suburb or locality **Aspendale**

Period - from **1/2/2018** | to **1/2/2019** | 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 25 Dolphin Street, Aspendale	$ 940,000	25 Sept 18
2 20 Inlet Street, Aspendale	$ 965,000	15 Dec 18
3 11 Laura Street, Aspendale	$ 1,080,000	26 Feb 18

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

Address: 132 Station Street, Aspendale

Ph: 9580 3888 **bigginscott.com.au**