Biggin & Scott

Statement of Information

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

Property offered for sale

Address: **10 Iluka 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 $ **750,000** | & $ **800,000**

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	$	
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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