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 Iluka Avenue, Aspendale**

Including suburb or locality and postcode

Indicative selling price

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

Single price **$** or range between **$ 930,000** & **$ 990,000**

Median sale price

*(*Select house or unit as applicable)*

Median price **$ 970,500** *House ✓ *Unit Suburb or locality **Aspendale**

Period - from **1/4/2018** to **30/4/2019** 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 27 Nirringa Avenue, Aspendale	$ 946,000	27 March 2019
2 7 Kubis Avenue, Aspendale	$ 960,000	15 April 2019
3 50 Albany Crescent, Aspendale	$ 1,005,000	6 April 2019

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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