Biggin & Scott

Statement of Information

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

Property offered for sale

Address: 59 Larnook Crescent, 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 $ 1,000,000 & $ 1,100,000

Median sale price

*(*Select house or unit as applicable)*

Median price $ 965,000 *House ✓ *Unit Suburb or locality Aspendale

Period - from 1/7/2018 to 29/7/2019 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 Iluka Avenue, Aspendale	$ 1,010,000	16 June 2019
2 11 Laura Street, Aspendale	$ 1,080,000	26 Feb 2019
3 1 Noora Court, Aspendale	$ 1,175,000	15 June 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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