

Statement of Information

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

Property offered for sale

Address **25 Iluka Avenue, 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 \$ **950,000** & \$ **1,030,000**

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 7 Kubis Avenue, Aspendale	\$ 960,000	15 April 2019
2 50 Albany Crescent, Aspendale	\$ 1,005,000	6 April 2019
3 23 Lincoln Parade, Aspendale	\$ 1,132,000	1 Dec 2018

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

bigginandscott.com.au