

## Statement of Information

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

### Property offered for sale

Address **73 Ebb Street, Aspendale**

Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumervic.gov.au/underquoting](http://consumervic.gov.au/underquoting) (\*delete single price or range as applicable)

Single price \$ **1,095,000** or range between \$ & \$

### 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 11 Laura Street, Aspendale	\$ 1,080,000	26 Feb 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

Address: 132 Station Street, Aspendale  
Ph: 9580 3888 [bigginandscott.com.au](http://bigginandscott.com.au)