

Statement of Information

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

Property offered for sale

Address **3/52 Nepean Hwy, 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 \$ **995,000** or range between \$ & \$

Median sale price

(*Select house or unit as applicable)

Median price \$ **734,000** *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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