

Statement of Information

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

Property offered for sale

Address **17/10-12 Robertson Pde, 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 \$ 580,000 & \$ 620,000

Median sale price

(*Select house or unit as applicable)

Median price \$ 734,000 *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 27/14-16 Robertson Pde, Aspendale	\$ 565,000	4 May 19
2 2/35 Eulinga Ave, Aspendale	\$ 680,000	23 Feb 19
3 4 Gothic Road, Aspendale	\$ 691,500	9 Nov 19

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
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