

Statement of Information

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

Property offered for sale

Address **11 Tyabb Grove, 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 \$ **890,000** & \$ **950,000**

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 40 Albany Crescent, Aspendale	\$ 850,000	13 May 2019
2 27 Niringa Avenue, Aspendale	\$ 946,000	27 March 2019
3 7 Kubis Avenue, Aspendale	\$ 960,000	15 April 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
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