

## Statement of Information

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

### Property offered for sale

Address **158 Station 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 \$ or range between \$ **800,000** & \$ **850,000**

### Median sale price

(\*Select house or unit as applicable)

Median price \$ **989,000**

\*House  \*Unit

Suburb or locality **Aspendale**

Period - from **1/6/2018**

to **27/6/2019**

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 Yackatoon Avenue, Aspendale	\$ 860,000	8 March 2019
2 18 James Avenue, Aspendale	\$ 820,000	27 April 2019
3 4 Ruvina Street, Aspendale	\$ 875,000	24 March 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)