

# RT Edgar

## STATEMENT OF INFORMATION

15 March 2018

### Property offered for sale

8B Retreat Avenue, Aspendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$770,000

### Median sale price

|               |            |       |            |        |      |        |           |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price  | \$677,500  | House |            | Unit   | X    | Suburb | Aspendale |
| Period - From | 01/01/2017 | to    | 31/12/2017 | Source | REIV |        |           |

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Brighton estate agent and Danielle Martin consider to be most comparable to the property for sale.

| Address of comparable property              | Price     | Date of sale |
|---|-----------|--------------|
| 1 1/22 Ebb St Aspendale 3195                | \$770,000 | 01/11/2017   |
| 2 2/144-148 Wells Rd Aspendale Gardens 3195 | \$768,000 | 28/10/2017   |
| 3 9 Longbeach Cl Aspendale 3195             | \$762,000 | 28/10/2017   |