

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 COOMOORA ROAD, SPRINGVALE

 3  1  3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$670,000 to \$737,000**

MEDIAN SALE PRICE



SPRINGVALE SOUTH, VIC, 3172

Suburb Median Sale Price (House)

\$743,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



33 WARDALE RD, SPRINGVALE SOUTH, VIC

 3  1  4

Sale Price

***\$725,000**

Sale Date: 26/05/2018

Distance from Property: 1.5km



50 SPRINGFIELD RD, SPRINGVALE SOUTH, VIC

 3  1  2

Sale Price

***\$710,000**

Sale Date: 23/04/2018

Distance from Property: 2.4km



3 CAMELOT DR, SPRINGVALE SOUTH, VIC

 3  1  2

Sale Price

\$730,000

Sale Date: 31/01/2018

Distance from Property: 2.5km



This report has been compiled on 13/06/2018 by Keen Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

76 COOMOORA ROAD, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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Price Range: \$670,000 to \$737,000

Median sale price

Median price \$743,000

House

Unit

Suburb

SPRINGVALE
SOUTH

Period 01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 WARDALE RD, SPRINGVALE SOUTH, VIC 3172	*\$725,000	26/05/2018
50 SPRINGFIELD RD, SPRINGVALE SOUTH, VIC 3172	*\$710,000	23/04/2018
3 CAMELOT DR, SPRINGVALE SOUTH, VIC 3172	\$730,000	31/01/2018