

# Statement of Information Internet advertising

## Sections 47AF of the Estate Agents Act 1980

157 ATHOL ROAD SPRINGVALE SOUTH VIC. 3172

### Indicative selling price

Single price

or range  
between

\$850,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 725,000

\*House

X

\*unit

Suburb  
or locality

SPRINGVALE STH

Period - From

31/01/2018

to

31/07/2018

Source

Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six 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
44 OLYMPIC AVE SPRINGVALE SOUTH	\$795,000	28/04/2018
3 OLYMPIC AVE SPRINGVALE SOUTH	\$855,000	21/04/2018
22 WARDALE RD SPRINGVALE SOUTH	\$791,000	07/04/2018

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\*.

(\*Delete as applicable)