

STATEMENT OF INFORMATION

17/101-105 ATHOL ROAD, SPRINGVALE SOUTH, VIC

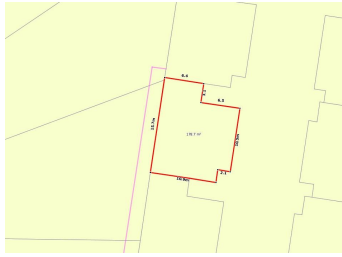
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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17/101-105 ATHOL ROAD, SPRINGVALE



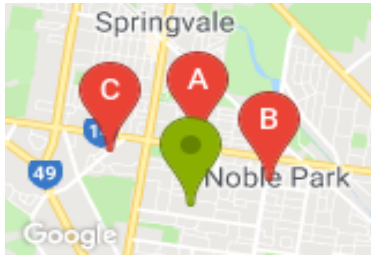
Indicative Selling Price

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

Price Range: **490,000 to 525,000**

Provided by: Simon Michaelis, H.S. Michaelis

MEDIAN SALE PRICE



SPRINGVALE SOUTH, VIC, 3172

Suburb Median Sale Price (Unit)

\$501,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



9/83 VIEW RD, SPRINGVALE, VIC 3171



Sale Price

***\$450,000**

Sale Date: 12/07/2018

Distance from Property: 925m



4/147 CORRIGAN RD, NOBLE PARK, VIC 3174



Sale Price

***\$495,000**

Sale Date: 27/06/2018

Distance from Property: 1.1km



2/25 SPRING RD, SPRINGVALE SOUTH, VIC



Sale Price

\$533,888

Sale Date: 23/05/2018

Distance from Property: 1.3km



This report has been compiled on 02/08/2018 by H.S. Michaelis. 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

17/101-105 ATHOL ROAD, SPRINGVALE SOUTH, VIC

Indicative selling price

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

Price Range: 490,000 to 525,000

Median sale price

Median price \$501,000

House

Unit

X

Suburb

SPRINGVALE
SOUTH

Period 01 July 2017 to 30 June 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
9/83 VIEW RD, SPRINGVALE, VIC 3171	*\$450,000	12/07/2018
4/147 CORRIGAN RD, NOBLE PARK, VIC 3174	*\$495,000	27/06/2018
2/25 SPRING RD, SPRINGVALE SOUTH, VIC 3172	\$533,888	23/05/2018