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**Rooms:**  
**Property Type:** House (RES)  
**Land Size:** 721 sqm  
 Agent Comments

**Indicative Selling Price**  
 \$1,020,000  
**Median House Price**  
 March quarter 2017: \$787,500

## Comparable Properties



**3 Maple St SPRINGVALE 3171 (REI)**

Agent Comments

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**Price:** \$1,112,500  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 838 sqm



**50 Moncur Av SPRINGVALE 3171 (REI)**

Agent Comments

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 2

**Price:** \$1,045,000  
**Method:** Auction Sale  
**Date:** 16/12/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 828 sqm



**30 Billing St SPRINGVALE 3171 (REI)**

Agent Comments

3   
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**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 600 sqm

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode 14 Treesbank Avenue, Springvale Vic 3171

**Indicative selling price**

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

Single price \$1,020,000

**Median sale price**

Median price \$787,500 House X Suburb Springvale

Period - From 01/01/2017 to 31/03/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Maple St SPRINGVALE 3171	\$1,112,500	25/02/2017
50 Moncur Av SPRINGVALE 3171	\$1,045,000	16/12/2016
30 Billing St SPRINGVALE 3171	\$900,000	20/05/2017