

### 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

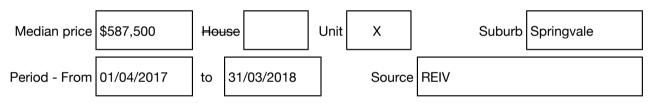
<sup>8</sup> 2/10 Burden Street, Springvale Vic 3171

#### Indicative selling price

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

Range between	\$490,000	&	\$539,000	

#### Median sale price



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

A\* 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
1	2/10 Stephenson St SPRINGVALE 3171	\$588,000	08/03/2018
2	2/17 Loller St SPRINGVALE 3171	\$565,000	08/04/2018
3	3/8 Bessemer St SPRINGVALE 3171	\$532,530	23/01/2018

#### OR

**B**\* 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.

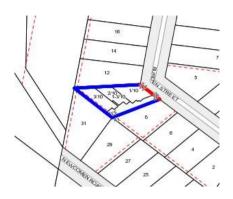
Account - Roger Davis Wheelers Hill | P: 03 95605000

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$490,000 - \$539,000 Median Unit Price Year ending March 2018: \$587,500

## **Comparable Properties**



2/10 Stephenson St SPRINGVALE 3171 (VG)



Price: \$588,000 Method: Sale Date: 08/03/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments





Price: \$565,000 Method: Private Sale Date: 08/04/2018 Rooms: -Property Type: Unit

3/8 Bessemer St SPRINGVALE 3171 (VG)

Agent Comments



Price: \$532,530 Method: Sale Date: 23/01/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

Account - Roger Davis Wheelers Hill | P: 03 95605000

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