

46.3 m  
(Approx)

732 sqm  
(Approx)

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

78 Birmingham Street,  
SPRINGVALE 3171

### Indicative selling price

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

**Range \$930,000 - \$1,023,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **Jan 2017 - Dec 2017**

Sourced from **REIV**.

**\$780,000**

### Comparable property sales

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

**30 Flynn Street,**  
SPRINGVALE 3171

Price **\$1,130,000** Sold 07  
October 2017

**149 Springvale Road,**  
SPRINGVALE 3171

Price **\$991,000** Sold 25  
November 2017

**59 Victoria Court,**  
SPRINGVALE 3171

Price **\$930,000** Sold 28  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



4 beds



2 baths



2 parking

### Contact agents



**Kenny Pham**

03 8558 3000

0433 373 454

[Kenny.Pham@isellgroup.com.au](mailto:Kenny.Pham@isellgroup.com.au)



**Hai Pham**

03 8558 3000

0422 027 953

[hai.pham@isellgroup.com.au](mailto:hai.pham@isellgroup.com.au)

**iSell** group