

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 7799 Princes Highway Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$340,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$470,000

*House

*Unit

x

Suburb Springvale

Period - From 01/08/2016

to 01/08/2017

Source RealEstate.com.au

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	3/94-96 Police Rd Springvale	\$337,500	14/10/16
2	7/721-723 Princes Hwy Springvale	\$275,000	21/02/17
3	2/35-39 Eighth Boulevard Springvale	\$370,000	25/04/17

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.