

# 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 49 Springvale Road, Springvale, VIC 3171

### Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$780,000 \*House  Suburb Springvale

Period - From 01/01/2017 to 31/12/2017 Source REIV

### 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
30 Flynn St SPRINGVALE 3171 (Land size: 694 sqm approx)	\$1,130,000	07/10/2017
15 Maple St SPRINGVALE 3171 (Land size: 795 sqm approx)	\$1,080,000	02/09/2017
48 Gray St SPRINGVALE 3171 (Land size: 743 sqm approx)	\$1,000,000	27/01/2018