

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

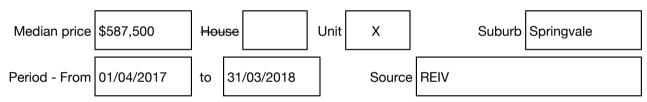
Unit 1/10 Burden Street, Springvale Vic 3171

Indicative selling price

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

Range between	\$450,000	&	\$495,000	

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	2/26 Nullawil St SPRINGVALE 3171	\$487,000	05/05/2018
2	1 Lucian Av SPRINGVALE 3171	\$480,000	30/11/2017
3	1/78 Police Rd SPRINGVALE 3171	\$470,000	08/12/2017

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.

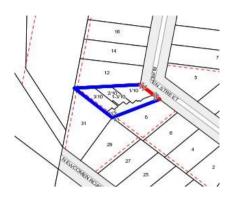
Account - Roger Davis Wheelers Hill | P: 03 95605000

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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 \$450,000 - \$495,000 Median Unit Price Year ending March 2018: \$587,500

Comparable Properties



Price: \$487,000 Method: Auction Sale Date: 05/05/2018 Rooms: 3 Property Type: Unit

2

Agent Comments

1 Lucian Av SPRINGVALE 3171 (VG)

2/26 Nullawil St SPRINGVALE 3171 (REI)

1

Agent Comments



Price: \$480,000 Method: Sale Date: 30/11/2017 Rooms: -Property Type: Villa

1/78 Police Rd SPRINGVALE 3171 (VG)

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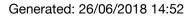
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