

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

Median price

\$587,500

House

Unit

X

Suburb

Springvale

Period - From

01/04/2017

to

31/03/2018

Source

REIV

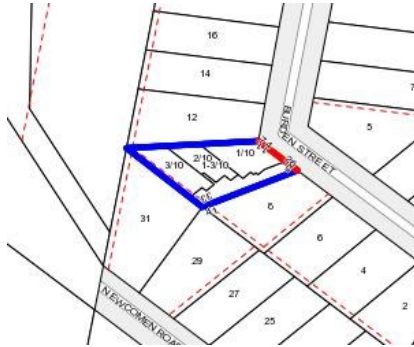
Comparable property sales (*Delete A or B below as applicable)

- 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.



Rooms:
Property Type:
Agent Comments

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

Comparable Properties



2/26 Nullawil St SPRINGVALE 3171 (REI)

Agent Comments



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

1 Lucian Av SPRINGVALE 3171 (VG)

Agent Comments



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

1/78 Police Rd SPRINGVALE 3171 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 08/12/2017
Rooms: -
Property Type: Villa