

## 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 15 Mcwilliam Street, 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 \$750,000 & \$825,000

#### Median sale price

Median price \$780,000 House X Unit Suburb Springvale

Period - From 01/01/2017 to 31/12/2017 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	4 Audrey St SPRINGVALE 3171	\$881,000	23/09/2017
2	731 Princes Hwy SPRINGVALE 3171	\$770,000	25/08/2017
3	19 Marie Av SPRINGVALE 3171	\$757,500	16/08/2017

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.

15 McWilliam Street, Springvale Vic 3171



 3  1  1

**Rooms:**  
**Property Type:** house  
**Land Size:** 605 approximately  
sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
Year ending December 2017: \$780,000

## Comparable Properties



**4 Audrey St SPRINGVALE 3171 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$881,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**731 Princes Hwy SPRINGVALE 3171 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$770,000  
**Method:** Sold Before Auction  
**Date:** 25/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx



**19 Marie Av SPRINGVALE 3171 (REI)**

**Agent Comments**

 4  1  4

**Price:** \$757,500  
**Method:** Auction Sale  
**Date:** 16/08/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 670 sqm approx