

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

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