

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

40 / 32-40 View Rd, Springvale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$680,000

or range between

-

&

-

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 748,000

*House

X

*Unit

Suburb

Springvale

Period - From

Feb 2017

to

July 2017

Source

Corelogic RP Data

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
6 Langi St, Springvale Vic	\$705,000	5 th Oct 2017
87/32-40 View Rd, Springvale Vic	\$690,000	8 th May 2017
2A Albert St, Springvale Vic	\$725,000	2 nd Sept 2017