



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5 Adrian Street,  
SPRINGVALE 3171**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$800,000 - \$880,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **Oct 2017 - Sep 2018**

Sourced from **pricefinder**.

**\$750,000**

### Comparable property sales

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 the most comparable to the property for sale.

**8 Neale Street,  
SPRINGVALE 3171**

**Price \$850,000** Sold 15  
November 2018

**2 Woodward Street,  
SPRINGVALE 3171**

**Price \$900,000** Sold 27  
August 2018

**3 Colonsay Road,  
SPRINGVALE 3171**

**Price \$910,000** Sold 29  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

#### iSell Group Springvale

287 Springvale Road,  
Springvale VIC 3171

#### Contact agents



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