

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2/12-18 Harold Road, Springvale South, VIC 3172

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$460,000 & \$510,000

MEDIAN SALE PRICE

Median price \$575,000 | Unit | Springvale South (3172)

Period - From 27 March 2018 to 28 March 2019 | Source - Realestate.com.au

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
3/43 PATERSON ROAD, SPRINGVALE SOUTH VIC 3172	\$481,000	25/10/2018
7/583 SPRINGVALE ROAD, SPRINGVALE SOUTH VIC 3172	\$514,000	06/12/2018
18/17-19 SPRING ROAD, SPRINGVALE SOUTH VIC 3172	\$485,000	03/06/2019