
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

11 Hanleth Avenue, Springvale, VIC 3171

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$690,000

MEDIAN SALE PRICE

Median price \$751,000 | House | Springvale (3171)

Period - From 1 November 2016 to 20 November 2017 | 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
41 PETER ST, SPRINGVALE VIC 3171	\$650,000	31/08/2017
10 ERICKSEN ST, SPRINGVALE VIC 3171	\$682,000	08/09/2017
13 MERTON ST, SPRINGVALE VIC 3171	\$697,000	20/11/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195