

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

1/22 Turner Close, Springvale Vic 3171

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$545,000

House

Unit

X

Suburb Springvale

Period - From 01/07/2016

to

30/06/2017

Source REIV

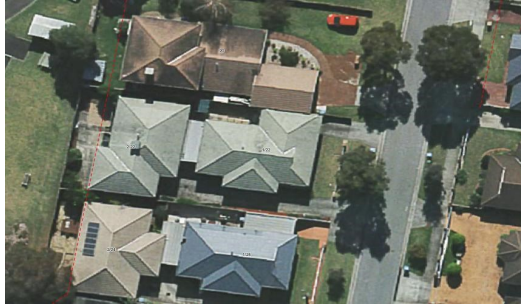
Comparable property sales (*Delete A or B below as applicable)

- 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	4/37 Hillcrest Gr SPRINGVALE 3171	\$545,000	15/07/2017
2	1/8 View Rd SPRINGVALE 3171	\$540,000	10/06/2017
3	2/7 Redpath Cr SPRINGVALE 3171	\$525,000	24/05/2017

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.~~



2
 1
 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$490,000 - \$530,000
Median Unit Price
 Year ending June 2017: \$545,000

Comparable Properties



4/37 Hillcrest Gr SPRINGVALE 3171 (REI)

Agent Comments

2
 1
 1

Price: \$545,000
Method: Auction Sale
Date: 15/07/2017
Rooms: 3
Property Type: Unit
Land Size: 210 sqm approx



1/8 View Rd SPRINGVALE 3171 (REI)

Agent Comments

2
 1
 2

Price: \$540,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 3
Property Type: Unit
Land Size: 163 sqm approx



2/7 Redpath Cr SPRINGVALE 3171 (REI)

Agent Comments

2
 2
 1

Price: \$525,000
Method: Sold After Auction
Date: 24/05/2017
Rooms: -
Property Type: Unit