

# 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

1/55 Sandown Road Springvale, 3171

## Indicative selling price

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

Single price \$539,000.00

## Median sale price

Median price \$560,000.00 Property Type UNIT Suburb SPRINGVALE

Period - From 30-Dec-2017 to 30-Nov-2018 Source realstate

## 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
1	2/36 SMITH ROAD, SPRINGVALE VIC 3171	\$652,000.00	18-Sep-2018
2	1/13 DAVEY COURT, SPRINGVALE VIC 3171	\$550,000.00	03-Nov-2018
3	1/2 MARLENE COURT, SPRINGVALE VIC 3171	\$557,000.00	31-Jul-2018

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