

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**987 HEATHERTON ROAD, SPRINGVALE,**

 4  2  2

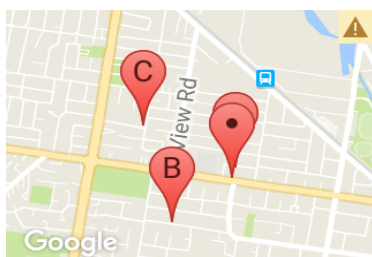
### Indicative Selling Price

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

**Price Range: 920,000 to 1,000,000**

Provided by: Arthur Tsaknias, Leaders Real Estate Group

## MEDIAN SALE PRICE



**SPRINGVALE, VIC, 3171**

Suburb Median Sale Price (House)

**\$765,000**

01 April 2017 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**12 TREESBANK AVE, SPRINGVALE, VIC 3171**

 3  1  1

Sale Price

**\*\$840,000**

Sale Date: 13/09/2017

Distance from Property: 78m



**43 JANINE RD, SPRINGVALE SOUTH, VIC 3172**

 4  1  6

Sale Price

**\*\$870,000**

Sale Date: 19/08/2017

Distance from Property: 500m



**30 BILLING ST, SPRINGVALE, VIC 3171**

 3  1  2

Sale Price

**\$900,000**

Sale Date: 20/05/2017

Distance from Property: 684m



This report has been compiled on 24/10/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

987 HEATHERTON ROAD, SPRINGVALE, VIC 3171

Indicative selling price

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

Price Range:

920,000 to 1,000,000

Median sale price

Median price

\$765,000

House

X

Unit


Suburb

SPRINGVALE

Period

01 April 2017 to 30 September 2017

Source



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
12 TREESBANK AVE, SPRINGVALE, VIC 3171	*\$840,000	13/09/2017
43 JANINE RD, SPRINGVALE SOUTH, VIC 3172	*\$870,000	19/08/2017
30 BILLING ST, SPRINGVALE, VIC 3171	\$900,000	20/05/2017