

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1 Frances Street Springvale South, 3172
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### Indicative selling price

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

Single price	\$800,000.00
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### Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH
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Period - From	01-Mar-2021	to	28-Feb-2022	Source	REA
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### 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	5 Mullum Court, Springvale South, Vic 3172	\$945,000.00	11-Mar-2022
2	78 Olympic Avenue, Springvale South, Vic 3172	\$905,000.00	05-Mar-2022
3	8 Treeby Court, Springvale South, Vic 3172	\$910,000.00	01-Dec-2021

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