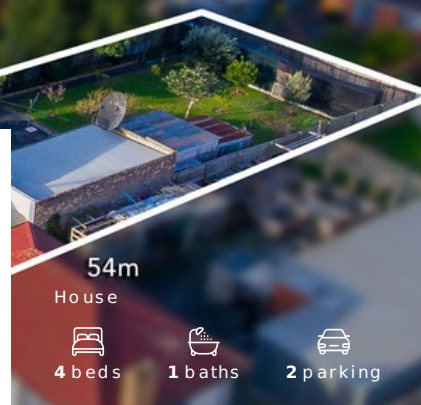




Statement of Information

Sections 47AF of the Estate Agents Act 1980

**41 Moncur Avenue,
SPRINGVALE 3171**



Indicative selling price

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

Range \$990,000 - \$1,089,000

Median sale price

Median **House** for **SPRINGVALE** for period **Aug 2017 - Aug 2017**

Sourced from **Corelogic**.

\$862,500

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 the most comparable to the property for sale.

38 Moncur Avenue, Price **\$1,200,000** Sold 18 May 2017
Springvale 3171

13 Boonah Street, Price **\$1,016,000** Sold 11 July 2017
Springvale 3171

22 Springvale Road, Price **\$972,000** Sold 13 April 2017
Springvale 3171

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

Contact agents

 **Tommy Nguyen**
Biggin & Scott

03 8581 0999
0431 644 889
tnguyen@bigginscott.com.au



**Biggin & Scott Greater
Dandenong**

363 Springvale Road,
Springvale VIC 3171