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Member of REIV

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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 3/2 Mary Street, Springvale Vic 3171

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$510,000 & \$560,000

Median sale price

Median price \$500,000 Property Type Unit Suburb Springvale

Period - From 01 July 2019 to 31 December 2019 Source Pricefinder

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 2/2 Mary Street, Springvale	\$546,000	19/12/2019
2 2/19 MONCUR AVE, SPRINGVALE, VIC 3171	\$510,000	17/10/2019
3 2/26 UNION GR, SPRINGVALE, VIC 3171	\$541,000	31/08/2019

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.~~

This Statement of Information was prepared on: 06/02/2020