



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**44 Moncur Avenue,  
SPRINGVALE 3171**

### Indicative selling price

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

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **Apr 2018 - Jun 2018**  
Sourced from **Pricefinder**.

**\$769,000**

### 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.

**51 Albert Avenue,**  
Springvale 3171

**Price \$1,055,000** Sold 28  
April 2018

**5 Upwey Avenue,**  
Springvale 3171

**Price \$1,108,000** Sold 26  
May 2018

**25 Regent Avenue,**  
Springvale 3171

**Price \$1,106,000** Sold 07  
July 2018

### Additional Information

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 Pricefinder.

House

  
**3 beds**

  
**1 baths**

  
**2 parking**

### iSell Group Springvale

287 Springvale Road,  
Springvale VIC 3171

### Contact agents



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**iSell** group