

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

15 Phillip Avenue, Springvale Vic 3171

#### Indicative selling price

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

Range between

\$670,000

&

\$737,000

#### Median sale price

Median price

\$787,500

House

X

Suburb

Springvale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
77 Hillside St SPRINGVALE 3171	\$765,000	02/05/2017
43 Grace St SPRINGVALE 3171	\$751,000	22/04/2017
10 Carlyon Ct SPRINGVALE 3171	\$685,000	27/05/2017