

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

Including suburb and postcode

18 Merton Street Springvale, 3171

Indicative selling price

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

Range between \$1,100,000.00 & \$1,200,000.00

Median sale price

Median price \$880,500.00 Property Type HOUSE Suburb SPRINGVALE

Period - From 27-Jun-2020 to 25-Jun-2021 Source REA

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	11 Prince Street, Springvale, Vic 3171	\$950,000.00	08-May-2021
2	11 Fairview Street, Springvale, Vic 3171	\$1,050,000.00	25-Mar-2021
3	16 Sapphire Place, Springvale, Vic 3171	\$1,120,000.00	18-Dec-2020

This statement of information was prepared on 03-Aug-2021 at 10:55:13 AM EST