

STATEMENT OF INFORMATION

12 GRACE STREET, SPRINGVALE, VIC 3171

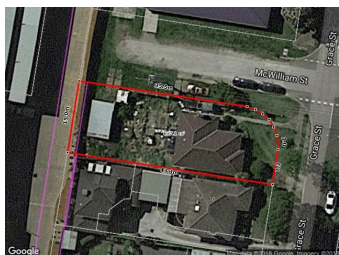
PREPARED BY GEORGE SHEHATA, SAVOY REAL ESTATE, PHONE: 0499 158 338



SAVOY REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 GRACE STREET, SPRINGVALE, VIC

3 1 2

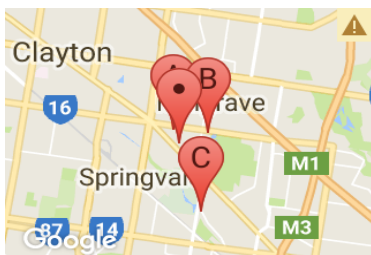
Indicative Selling Price

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

Price Range: \$650,000 to \$715,000

Provided by: George Shehata, Savoy Real Estate

MEDIAN SALE PRICE



SPRINGVALE, VIC, 3171

Suburb Median Sale Price (House)

\$760,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 NULLAWIL ST, SPRINGVALE, VIC 3171

3 1 2

Sale Price

\$715,000

Sale Date: 21/10/2017

Distance from Property: 411m



35 LEE AVE, SPRINGVALE, VIC 3171

3 1 2

Sale Price

\$690,000

Sale Date: 21/10/2017

Distance from Property: 797m



126 KELVINSIDE RD, NOBLE PARK, VIC 3174

3 1 4

Sale Price

\$677,500

Sale Date: 31/10/2017

Distance from Property: 2.1km



This report has been compiled on 13/05/2018 by Savoy Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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
Including suburb and
postcode

12 GRACE STREET, SPRINGVALE, VIC 3171

Indicative selling price

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

Price Range:

\$650,000 to \$715,000

Median sale price

Median price

\$760,000

House

X

Unit


Suburb

SPRINGVALE

Period

01 April 2017 to 31 March 2018

Source



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
4 NULLAWIL ST, SPRINGVALE, VIC 3171	\$715,000	21/10/2017
35 LEE AVE, SPRINGVALE, VIC 3171	\$690,000	21/10/2017
126 KELVINSIDE RD, NOBLE PARK, VIC 3174	\$677,500	31/10/2017