

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

2/26 Lee Avenue, Springvale Vic 3171

Indicative selling price

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

Range between \$520,000

&

\$572,000

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
1/71 Highfield Av MULGRAVE 3170	\$599,900	06/05/2017
2/22 Highfield Av MULGRAVE 3170	\$530,000	22/04/2017
5/20 Blissington St SPRINGVALE 3171	\$510,000	14/01/2017