



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 27 Heather Grove, SPRINGVALE 3171

#### Indicative selling price

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

**Range \$800,000 - \$880,000**

#### Median sale price

Median **House** for **SPRINGVALE** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$710,000**

#### 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.

**70 Windsor Avenue,**  
SPRINGVALE 3171

Price **\$788,000** Sold 21  
March 2019

**8 Hanleth Avenue,**  
SPRINGVALE 3171

Price **\$910,000** Sold 26  
August 2019

**6 Clapham Avenue,**  
SPRINGVALE 3171

Price **\$890,000** Sold 19  
October 2019

This Statement of Information was prepared on 28th Oct 2019

#### 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.

#### iSell Group Springvale

287 Springvale Road,  
Springvale VIC 3171

#### Contact agents



**Harry Li**

03 8558 3000  
0414 216 699

[harry.li@isellgroup.com.au](mailto:harry.li@isellgroup.com.au)



**Steven Lam**

03 8558 3000  
0430 499 936

[Steven.Lam@isellgroup.com.au](mailto:Steven.Lam@isellgroup.com.au)

