

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

1a Wirilda Court Springvale South Vic 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$600,000

or range between

&

Median sale price

Median price

\$491,500

Property type

UNIT

Suburb

SPRINGVALE SOUTH

Period - From

1/7/2019

to

30/11/2019

Source

Core Logic Data Systems

Comparable property sales (*Delete A or B below as applicable)

A* 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. 55 Lawn Road Noble Park Vic 3174	\$630,000	30/10/2019
2. 3 Reginald Street Springvale South Vic 3172	\$608,500	24/8/2019
3. 13 Harold Road Springvale South Vic 3172	\$590,000	17/1/2019

This Statement of Information was prepared on: 2/2/2020

JOEL RAFTOPOULOS
Licensed Estate Agent