

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 2 DANGERFIELD DRIVE SPRINGVALE SOUTH

Indicative selling price,

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

Single price \$* or range between \$690,000 & \$759,000

Median sale price

(*Delete house or unit as applicable)

Median price \$645,000 *House X *Unit Suburb SPRINGVALE SOUTH
Period - From JAN 2019 to JUNE 2019 Source CoreLogic (RP Data)

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. 30 GLENWOOD DRIVE SPRINGVALE SOUTH	\$720,000	15/04/19
2. 16 ALTAIR STREET SPRINGVALE SOUTH	\$725,000	26/06/19
3. 155 ATHOL ROAD SPRINGVALE SOUTH	\$847,000	08/06/19

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

Property data source: CoreLogic (RP Data) Generated on 11TH JULY 2019.