

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 1 Phillip Avenue, Springvale 3171

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 \$590,000 & \$649,000

Median sale price

Median price \$665,500 Property type House Suburb Springvale

Period - From May 2019 to Oct 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
43 Gunther Avenue, Springvale 3171	\$645,000	22/05/19
46 Ascot Drive, Noble Park North, Vic 3174	\$600,000	16/10/19
65 Huxley Avenue, Mulgrave, Vic 3170	\$635,000	05/07/19

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.~~

This Statement of Information was prepared on: 19/11/2019

Source: REIV propertydata.com.au.

consumer.vic.gov.au

