

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	118 Kemp Street Springvale, 3171
---	----------------------------------

Indicative selling price

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

Range between	\$800,000 & \$880,000
---------------	-----------------------

Median sale price

Median price	\$900,000	Property Type	HOUSE	Suburb	SPRINGVALE
Period - From	19-Oct-2021	to	18-Oct-2022	Source	REA

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	45 Glendale Road, Springvale, Vic 3171	\$850,000	01-Aug-2022
2	14 Lee Avenue, Springvale, Vic 3171	\$860,000	26-Nov-2022
3	5 Thames Avenue, Springvale, Vic 3171	\$900,000	07-Oct-2022

This statement of information was prepared on 13-Jan-2023 at 11:30:03 AM EST