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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	18 Wareham Street Springvale VIC 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	$820,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	*House	X	~~*Unit~~		Suburb	Springvale
Period-from	01 Oct 2017	to	30 Sep 2018			Source	Corelogic

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
33 Kemp Street Springvale VIC 3171	$792,000	22-Aug-18
48 Sullivan Street Springvale VIC 3171	$840,000	04-Apr-18
59 Hillside Street Springvale VIC 3171	$830,000	05-Apr-18

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.~~

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33 Kemp Street Springvale VIC 3171 Sold Price **$792,000** Sold Date **22-Aug-18**

3 1 1 Distance **0.33km**



48 Sullivan Street Springvale VIC 3171 Sold Price **$840,000** Sold Date **04-Apr-18**

4 2 1 Distance **0.56km**



59 Hillside Street Springvale VIC 3171 Sold Price **$830,000** Sold Date **05-Apr-18**

4 2 1 Distance **0.94km**

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