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	2 Binda Avenue 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~~		or range between	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Springvale
Period-from	01 Dec 2018	to	30 Nov 2019	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 6 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
5 Langi Street Springvale VIC 3171	$710,000	05-Sep-19
3 Rivulet Boulevard Springvale VIC 3171	$730,000	11-Oct-19
18 Bombala Street Springvale VIC 3171	$710,000	15-Oct-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 6 months.~~

This Statement of Information was prepared on: 11 December 2019

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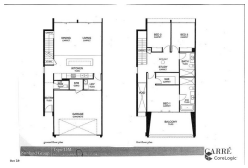
5 Langi Street Springvale VIC 3171 Sold Price **$710,000** Sold Date **05-Sep-19**

4 3 2 Distance **0.03km**



3 Rivulet Boulevard Springvale VIC 3171 Sold Price **$730,000** Sold Date **11-Oct-19**

4 3 2 Distance **0.11km**



18 Bombala Street Springvale VIC 3171 Sold Price **$710,000** Sold Date **15-Oct-19**

3 2 2 Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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