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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Springvale Road Springvale VIC 3171

4 2 2

Indicative Selling Price

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

Range between $770,000 & $810,000

Median Sale Price

$762,500 Houses in Springvale between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



7 Hope Street Springvale VIC 3171 Sold Price **$851,688** Sold Date **21-Dec-18**

5 3 2 Distance **0.1km**



18 Wareham Street Springvale VIC 3171 Sold Price **$775,000** Sold Date **26-Oct-18**

3 1 2 Distance **0.42km**



33 Kemp Street Springvale VIC 3171 Sold Price **$792,000** Sold Date **17-Aug-18**

3 1 1 Distance **0.43km**

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