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	34 Glendale Road, Springvale

Indicative selling price

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

Range between	$750,000	&	$825,000

Median sale price

Median price	$780,000	*House	X	*Unit		Suburb	Springvale
Period - From	June 2016	to	June 2017			Source	REIV

Comparable property sales

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
1. 63 Burden St, Springvale	$708,000	23/03/2017
2. 77 Whitworth Ave, Springvale	$792,000	01/04/2017
3. 5 Sullivan St, Springvale	$770,000	24/06/2017