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	4 BIRMINGHAM STREET, SPRINGVALE, VIC 3171

Indicative selling price

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

Single Price:	$750,000

Median sale price

Median price	$765,000	House	X	Unit	Suburb SPRINGVALE
Period	01 April 2017 to 30 June 2017	Source	pricefinder		

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
24 GARNSWORTHY ST, SPRINGVALE, VIC 3171	*$752,500	01/07/2017
1 CARLYON CRT, SPRINGVALE, VIC 3171	$725,000	27/06/2017
15 PHILLIP AVE, SPRINGVALE, VIC 3171	*$721,000	24/06/2017