

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	53 Royal Avenue, Springvale Vic 3171
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Indicative selling price

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

Range between	\$2,600,000	&	\$2,800,000
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Median sale price

Median price	\$575,000	House		Unit	X	Suburb	Springvale
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

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
1		
2		
3		

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.



Rooms: 3/5

Property Type: Villa

Land Size: 1097 sqm approx

Agent Comments

7 Villa Units on one title 4/2 bedrooms and 3/1 bedrooms. On one title in a potential Growth Zone(STCA) .

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median Unit Price

Year ending December 2017: \$575,000

Comparable Properties

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.