

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

21 Regina Street, Springvale South, VIC 3172

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$690,000

MEDIAN SALE PRICE

Median price \$720,000 | House | Springvale South (3172)

Period - From 1 October 2018 to 8 October 2018 | Source - www.realestate.com.au

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 |
|--|------------------|-------------------|
| 16 DIANNE COURT, SPRINGVALE SOUTH VIC 3172 | \$650,000 | 31/07/2018 |
| 12 LUDWIG STREET, SPRINGVALE SOUTH VIC 3172 | \$670,000 | 06/08/2018 |
| 34 MARTIN STREET, SPRINGVALE SOUTH VIC 3172 | \$695,000 | 13/06/2018 |