

## 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

**48 Birmingham Street, Springvale, VIC 3171**

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$790,000 & \$869,000**

### MEDIAN SALE PRICE

**Median price \$760,000 | House | Springvale (3171)**

**Period - From 1 August 2017 to 31 July 2018 | Source - Core Logic**

### 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
<b>49 springvale road, springvale vic 3172</b>	<b>\$950,000</b>	<b>19/03/2018</b>
<b>42 AMIEL STREET, SPRINGVALE VIC 3171</b>	<b>\$861,000</b>	<b>17/03/2018</b>
<b>6 HILLSIDE STREET, SPRINGVALE VIC 3171</b>	<b>\$800,000</b>	<b>28/02/2018</b>