

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

1 Channele Court, Springvale South, VIC 3172

INDICATIVE SELLING PRICE

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

Single Price \$699,000

MEDIAN SALE PRICE

Median price \$747,000 | House | Springvale South (3172)

Period - From 1 December 2017 to 30 November 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
34 MARTIN STREET, SPRINGVALE SOUTH VIC 3172	\$695,000	13/06/2018
5 ROMA COURT, SPRINGVALE SOUTH VIC 3172	\$625,000	09/10/2018
3 SOLSON COURT, SPRINGVALE SOUTH VIC 3172	\$680,000	12/11/2018