

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

49 Wardale Road, Springvale South, VIC 3172

INDICATIVE SELLING PRICE

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

Range Between \$660,000 & \$726,000

MEDIAN SALE PRICE

Median price \$748,000 | House | Springvale South (3172)

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
33 WARDALE ROAD, SPRINGVALE SOUTH VIC 3172	\$725,000	26/05/2018
80 HAROLD ROAD, SPRINGVALE SOUTH VIC 3172	\$720,000	11/08/2018
22 HUME ROAD, SPRINGVALE SOUTH VIC 3172	\$710,000	09/06/2018