
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

4/16 Prince Street, Springvale, VIC 3171

INDICATIVE SELLING PRICE

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

Range Between \$600,000 & \$640,000

MEDIAN SALE PRICE

Median price \$574,000 | Unit | Springvale (3171)

Period - From 1 April 2018 to 31 March 2019 | Source - CoreLogic

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
1/18 LEWIS STREET, SPRINGVALE VIC 3171	\$635,000	18/08/2018
2/49 GLENDALE ROAD, SPRINGVALE VIC 3171	\$630,000	23/01/2019
2/63 ROYAL AVENUE, SPRINGVALE VIC 3171	\$620,000	19/10/2018