

## Statement of Information

# Single residential property located within or outside the Melbourne metropolitan area

### Property offered for sale

#### **Address**

Including suburb and postcode

4 Merton Street Springvale, 3171

## Indicative selling price

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

Range between \$730,000.00 & \$800,000.00

## Median sale price

Median price	\$760,000.00	ŀ	House X	;	Suburb	SP	RINGVALE
Period - From	01-Mar-2017	to	28-Feb-20	18	Sou	rce	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
1	13 Merton Street Springvale VIC	\$697,000.00	20-Nov-2017
2	21 Moishe Circuit Springvale VIC	\$725,000.00	27-Sep-2017
3	11 Hanleth Avenue Springvale VIC	\$771,000.00	27-Jan-2018

Sections 47AF of the Estate Agents Act 1980

For more information: https://www.consumer.vic.gov.au/underquoting