

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Including suburb and postcode

2/1 SHARON ROAD Springvale South, 3172

Indicative selling price

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

Range between \$600,000.00 & \$660,000.00

Median sale price

Median price \$450,000.00 NOT PROVIDED Suburb NOT PROVIDED

Period - From 01-Jan-2017 to 30-Jun-2016 Source realestate

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/8 PRINCESS AVENUE Springvale, Vic 3171	\$700,000.00	03-Jun-2017
2	2/36 Smith Road Springvale, Vic 3171	\$660,000.00	09-May-2017
3	2/18 Lewis Street Springvale, Vic 3171	\$617,000.00	30-Apr-2017

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

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. This document was generated by CENTURY 21 Australia on 13-Jul-2017 at 3:16:29 PM EST