# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

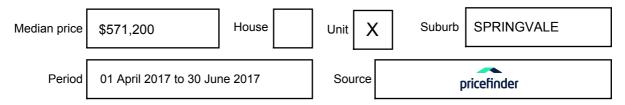
#### Indicative selling price

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

Price Range:

\$630,000 to \$650,000

### Median sale price



## **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
1/31 MONCUR AVE, SPRINGVALE, VIC 3171	\$675,000	25/05/2017
34 ORANA WAY, SPRINGVALE, VIC 3171	\$620,000	01/07/2017
2/1 REGINALD ST, SPRINGVALE SOUTH, VIC 3172	\$597,000	06/05/2017

