

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**38 Hosken Street, Springvale South, VIC 3172**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$650,000 & \$715,000**

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### MEDIAN SALE PRICE

**Median price \$730,000 | House | Springvale South (3172)**

**Period - From 11 August 2017 to 30 June 2017 | Source - REIV**

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### COMPARABLE PROPERTY SALES

**The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.**