

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

23 MERTON STREET, SPRINGVALE, VIC 3171

Indicative selling price

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

Price Range:

\$700,000 to \$740,000

Median sale price

Median price

\$756,000

House

X

Unit


Suburb

SPRINGVALE

Period

01 July 2017 to 31 December 2017

Source



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
13 MERTON ST, SPRINGVALE, VIC 3171	*\$697,000	18/11/2017
18 SILVAN AVE, SPRINGVALE, VIC 3171	*\$750,000	05/10/2017
4 NULLAWIL ST, SPRINGVALE, VIC 3171	*\$715,000	21/10/2017