



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 47 Windsor Avenue, SPRINGVALE 3171

### Indicative selling price

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

**Range \$1,100,000 - \$1,210,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **Sep 2017 - Feb 2018**

Sourced from [realestate.com](http://realestate.com).

**\$1,070,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**48 Gray Street,**  
Springvale 3171

Price **\$1,000,000** Sold 27  
January 2018

**30 Flynn Street,**  
Springvale 3171

Price **\$1,130,000** Sold 07  
October 2017

**15 Maple Street,**  
Springvale 3171

Price **\$1,080,000** Sold 04  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com](http://realestate.com).

#### Raine & Horne Springvale

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#### Contact agents



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**Raine&Horne.**