

718 sqm  
(Approx)

47.5 m  
(Approx)

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Audrey Street,  
SPRINGVALE 3171

House



3 beds



1 baths



1 parking

### Indicative selling price

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

**Range from \$720,000 -  
\$790,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **Apr 2017 - Jun 2017**  
Sourced from **REIV**.

**\$780,000**

### 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 the most comparable to the property for sale.


**3 Davidson Street,** Price **\$890,000** Sold 05 April 2017  
Springvale 3171

**5 Flynn Street,** Price **\$810,000** Sold 22 April 2017  
Springvale 3171

**24 Garnsworthy Street,** Price **\$752,500** Sold 01 July 2017  
Springvale 3171

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 REIV.

### Contact agents

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**iSell Group Springvale**

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