

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

792 Princes Highway Springvale, 3171

## Indicative selling price

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

Range between \$590,000.00 & \$649,000.00

## Median sale price

Median price \$540,000.00 Property Type UNIT Suburb SPRINGVALE

Period - From 01-Mar-2019 to 28-Mar-2019 Source realstate.com

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/49 Glendale Rd Springvale Vic 3171	\$630,000.00	12-Dec-2018
2	25 Villa Road Springvale VIC 3171	\$730,000.00	20-Sep-2018
3	3 Bombala St Springvale Vic 3171	\$730,000.00	21-Aug-2018

This statement of information was prepared on 21-Mar-2020 at 10:17:15 AM EST