Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

62 Bertha Street, Springvale Vic 3171

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|------------|-----------|------|--------|------------|--|--|--|
| Range betweer | \$660,000 | | & | \$690,000 | | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$725,000 | Hou | se X | Unit | | Suburb | Springvale | | | |
| Period - From | 01/10/2018 | to | 31/12/2018 | Source | REIV | | | | | |

Comparable property sales (*Delete A or B below as applicable)

A* 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.

| Add | Iress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 12 Altair St SPRINGVALE SOUTH 3172 | \$700,000 | 07/01/2019 |
| 2 | 20 Bertha St SPRINGVALE 3171 | \$690,000 | 06/10/2018 |
| 3 | 22 Ellen St SPRINGVALE 3171 | \$640,000 | 08/12/2018 |

OR

B* 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.

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Rooms: Property Type: House (Res) Land Size: 537 sqm approx Agent Comments

Indicative Selling Price \$660,000 - \$690,000 Median House Price December guarter 2018: \$725,000

Comparable Properties



12 Altair St SPRINGVALE SOUTH 3172 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 07/01/2019 Rooms: 4 Property Type: House Land Size: 604 sqm approx

Agent Comments

20 Bertha St SPRINGVALE 3171 (VG)



Agent Comments





Method: Sale Date: 06/10/2018 Rooms: -

22 Ellen St SPRINGVALE 3171 (REI/VG)

601 1

Agent Comments

Price: \$640,000 Method: Auction Sale Date: 08/12/2018 Rooms: 4 Property Type: House (Res) Land Size: 540 sqm approx

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