

(Approx)

Approved Plans  
- Unit 2

40.2 m  
(Approx)

Shared  
Driveway

## Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale  
**14 Loller Street,  
SPRINGVALE 3171**

Area **613 sq.m.**



2 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 \$775,000 - \$850,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **May 2018 - Oct 2018**

Sourced from **Pricefinder**.

**\$751,500**

### 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.

**4 Merton Street,**  
Springvale 3171

Price **\$800,000** Sold 14  
April 2018

**9 Thames Avenue,**  
Springvale 3171

Price **\$810,000** Sold 14 July  
2018

**5 Mangana Drive,**  
Mulgrave 3170

Price **\$837,500** Sold 22  
September 2018

This Statement of Information was prepared on 16th Sep 2019

### 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 Pricefinder.

#### iSell Group Springvale

287 Springvale Road,  
Springvale VIC 3171

#### Contact agents



**Harry Li**

03 8558 3000  
0414 216 699

[harry.li@isellgroup.com.au](mailto:harry.li@isellgroup.com.au)



**Ben Dang**

03 8558 3000  
0401 039 266

[ben.dang@isellgroup.com.au](mailto:ben.dang@isellgroup.com.au)

**iSell** group