

Statement of Information Internet advertising

Sections 47AF of the Estate Agents Act 1980

157 ATHOL ROAD SPRINGVALE SOUTH VIC. 3172

Indicative selling price

Single price

or range
between

\$910,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 725,000

*House

X

*unit

Suburb
or locality

SPRINGVALE STH

Period - From

31/01/2018

to

31/07/2018

Source

Price Finder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
44 OLYMPIC AVE SPRINGVALE SOUTH	\$795,000	28/04/2018
3 OLYMPIC AVE SPRINGVALE SOUTH	\$855,000	21/04/2018
22 WARDALE RD SPRINGVALE SOUTH	\$791,000	07/04/2018

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)