

Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 506,702/28-30 WARWICK AVENUE, SPRINGVALE VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$408,000.00 & \$440,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000.00 *House *Unit Suburb SPRINGVALE

Period - From 01/05/2017 to 31/08/2017 Source REALESTATE.COM.AU

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.

Address of comparable property	Price	Date of sale
1 2/3 VIRGINIA STREET, SPRINGVALE VIC 3171	\$428,000.00	23/05/2017
2 301/62-64 BUCKINGHAM AVENUE, SPRINGVALE VIC 3171	\$488,000.00	08/07/2017
3 28-30 WARWICK AVENUE, SPRINGVALE VIC 3171	\$408,000.00	28/08/2017

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.

