



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 10/26a Moncur Avenue, SPRINGVALE 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$470,000 - \$510,000

Median sale price

Median **UNIT** for **SPRINGVALE** for period **Jul 2018 - Jun 2019**

Sourced from **REIV**.

\$603,750

Comparable property sales

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 the most comparable to the property for sale.

9 Amarn Ct,
Springvale 3171

Price **\$600,000** Sold 06
August 2019

4/63 Royal Avenue,
Springvale 3171

Price **\$580,000** Sold 19 June
2019

1/8 Olympic Avenue,
Springvale 3171

Price **\$525,000** Sold 17 April
2019

This Statement of Information was prepared on 10th Oct 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 REIV.

Stockdale & Leggo Dandenong

1,11 Langhorne Street,
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Contact agents



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**Stockdale
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