

## Statement of Information

# 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

2 Binda Avenue Springvale VIC 3171

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Springvale

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 6 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

5 Langi Street Springvale VIC 3171	\$710,000	05-Sep-19
3 Rivulet Boulevard Springvale VIC 3171	\$730,000	11-Oct-19
18 Bombala Street Springvale VIC 3171	\$710,000	15-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 11 December 2019



**5 Langi Street Springvale VIC 3171** Sold Price **\$710,000** Sold Date **05-Sep-19**  
 Distance **0.03km**  
 4 beds 3 bathrooms 2 cars



**3 Rivulet Boulevard Springvale VIC 3171** Sold Price **\$730,000** Sold Date **11-Oct-19**  
 Distance **0.11km**  
 4 beds 3 bathrooms 2 cars



**18 Bombala Street Springvale VIC 3171** Sold Price **\$710,000** Sold Date **15-Oct-19**  
 Distance **0.13km**  
 3 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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