

# 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 41 Phillip Ave, Springvale

### 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 \$620,000 & \$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$698,00 \*House  \*Unit  Suburb Springvale  
Period - From May 2016 to May 2017 Source Realestate.com.au

### Comparable property sales

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. 34 Lee Ave, Springvale	\$661,000	06/05/2017
2. 30 Lee Ave, Springvale	\$688,500	08/04/2017
3. 63 Grace St, Springvale	\$660,000	18/03/2017