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# 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: 36 Burden Street 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 \$650,000 & \$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price: \$770,000 \*House: X \*Unit: [ ] Suburb: Springvale  
 Period-from: 01 Nov 2017 to 31 Oct 2018 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 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
23 Burden Street Springvale VIC 3171	\$700,000	04-Jun-18
11 McLeod Street Springvale VIC 3171	\$675,000	26-Jun-18
78 Burden Street Springvale VIC 3171	\$650,000	05-Nov-18

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.~~

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**23 Burden Street Springvale VIC 3171**

 2  1  1

Sold Price **\$700,000** Sold Date **04-Jun-18**

Distance **0.06km**



**11 McLeod Street Springvale VIC 3171**

 2  1  1

Sold Price **\$675,000** Sold Date **26-Jun-18**

Distance **0.28km**



**78 Burden Street Springvale VIC 3171**

 4  2  1

Sold Price **\$650,000** Sold Date **05-Nov-18**

Distance **0.39km**

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