

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

2/39 PARSONS AVENUE, SPRINGVALE, VIC 3171

Indicative selling price

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

Price Range: \$600,000 to \$630,000

Median sale price

Median price \$535,000

House

Unit

X

Suburb

SPRINGVALE

Period 01 January 2018 to 30 June 2018

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/33 BIRMINGHAM ST, SPRINGVALE, VIC 3171	\$595,500	31/03/2018
1/52 STEPHENSON ST, SPRINGVALE, VIC 3171	*\$602,500	02/08/2018
1/18 LEWIS ST, SPRINGVALE, VIC 3171	*\$635,000	18/08/2018