

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

2/221 Clarke Rd, Springvale South

Indicative selling price

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

Single price \$* or range between &

Median sale price

Median price *House *Unit Suburb
Period - From to Source

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. 5/221 Clarke Rd, Springvale South	\$550,000	09/04/2017
2. 1/221 Clarke Rd, Springvale South	\$531,000	01/06/2017
3. 4/542 Springvale Road, Springvale South	\$530,000	30/01/2017