

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

11/542-544 SPRINGVALE ROAD, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range: \$590,000 to \$640,000

Median sale price

Median price \$505,000

House

Unit

Suburb

SPRINGVALE
SOUTH

Period 01 October 2017 to 31 March 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
1/18 GOLDEN GR, SPRINGVALE SOUTH, VIC 3172	\$632,100	13/12/2017
7/542 SPRINGVALE RD, SPRINGVALE SOUTH, VIC 3172	*\$607,000	21/04/2018
2/927 HEATHERTON RD, SPRINGVALE, VIC 3171	\$665,000	02/02/2018