

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

33 Whitworth Avenue, 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 / Range

\$820,000 to \$900,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$750,000

*House *Unit

Suburb

Springvale

Period - From

01 January 2017 to 31 March 2017

Source



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. 27 Wareham Street, Springvale, VIC 3171	\$920,000	29/04/2017
2. 5 Flynn Street, Springvale, VIC 3171	\$810,000	27/04/2017
3. 3 David Street, Springvale, VIC 3171	\$890,000	05/04/2017