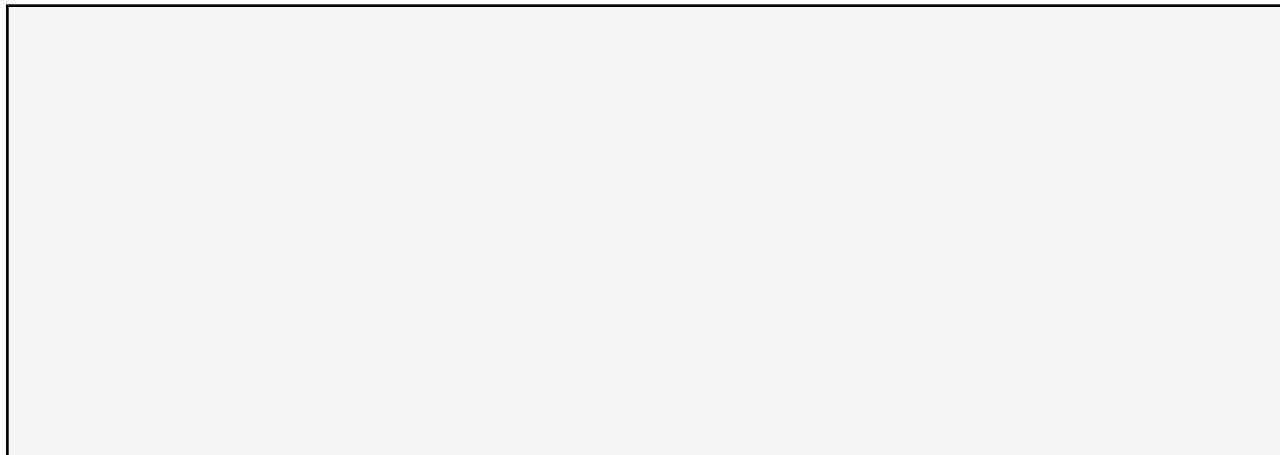


# Statement of Information

## 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: 48 SULLIVAN STREET, SPRINGVALE, VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$750,000 to \$815,000

### Median sale price

Median price: \$747,500    House:     Unit:     Suburb: SPRINGVALE  
Period: 01 April 2018 to 31 March 2019    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
7 HOPE ST, SPRINGVALE, VIC 3171	\$851,688	21/12/2018
18 SULLIVAN ST, SPRINGVALE, VIC 3171	**\$757,500	09/04/2019
32 SPRINGVALE RD, SPRINGVALE, VIC 3171	*\$788,000	16/02/2019