

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

4 YOUNG STREET, SPRINGVALE, VIC 3171

Indicative selling price

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

Price Range: \$800,000 to \$850,000

Median sale price

Median price

\$757,500

House

Unit

Suburb

SPRINGVALE

Period

01 January 2017 to 31 December 2017

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 |
|--------------------------------------|------------|--------------|
| 15 FURNEW ST, SPRINGVALE, VIC 3171 | \$815,000 | 11/11/2017 |
| 16 FAIRVIEW ST, SPRINGVALE, VIC 3171 | *\$840,000 | 10/03/2018 |
| 1 WHITESIDE ST, SPRINGVALE, VIC 3171 | *\$820,000 | 17/02/2018 |