

# 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 34 Glendale Road, Springvale

### Indicative selling price

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

Range between \$750,000 & \$825,000

### Median sale price

Median price \$780,000 \*House  \*Unit  Suburb Springvale  
Period - From June 2016 to June 2017 Source REIV

### 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. 63 Burden St, Springvale	\$708,000	23/03/2017
2. 77 Whitworth Ave, Springvale	\$792,000	01/04/2017
3. 5 Sullivan St, Springvale	\$770,000	24/06/2017