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# 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

18 Wareham Street 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

\$820,000

or range  
 between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

\*House

X

\*Unit

Suburb

Springvale

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

33 Kemp Street Springvale VIC 3171	\$792,000	22-Aug-18
48 Sullivan Street Springvale VIC 3171	\$840,000	04-Apr-18
59 Hillside Street Springvale VIC 3171	\$830,000	05-Apr-18

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**33 Kemp Street Springvale VIC 3171** Sold Price **\$792,000** Sold Date **22-Aug-18**

3 1 1

Distance **0.33km**



**48 Sullivan Street Springvale VIC 3171** Sold Price **\$840,000** Sold Date **04-Apr-18**

4 2 1

Distance **0.56km**



**59 Hillside Street Springvale VIC 3171** Sold Price **\$830,000** Sold Date **05-Apr-18**

4 2 1

Distance **0.94km**

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