

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

84 Myrtle Street, Springvale South, VIC 3172

Indicative selling price

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

Single Price / Range

\$730,000 - \$770,000

Median sale price

Median price

\$748,000

*House

*Unit

Suburb

Springvale South

Period - From

1 January 2018 - 30 June 2018

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. 5 Sharon Road, Springvale South VIC 3172	\$750,500	15/05/2018
2. 9 Elisabeth Avenue, Springvale South VIC 3172	\$772,000	28/04/2018
3. 19 Amersham Avenue, Springvale South VIC 3172	\$770,000	25/03/2018