

## 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

46 VELLA COURT, SPRINGVALE SOUTH, VIC 3172

### Indicative selling price

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

Price Range: \$720,000 to \$750,000

### Median sale price

Median price \$720,000

House

Unit

Suburb

SPRINGVALE  
SOUTH

Period 01 April 2017 to 30 September 2017

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
29 EFFIE CRT, SPRINGVALE SOUTH, VIC 3172	\$880,000	16/09/2017
32 ALTAIR ST, SPRINGVALE SOUTH, VIC 3172	*\$750,000	09/10/2017
16 GLENWOOD DR, SPRINGVALE SOUTH, VIC 3172	\$807,000	15/07/2017