

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

3 CAMELOT DRIVE, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range: 699,000 to 739,000

Median sale price

Median price

\$750,000

House

Unit

Suburb

SPRINGVALE
SOUTH

Period

01 October 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
10 KILBERRY AVE, SPRINGVALE SOUTH, VIC 3172	\$750,000	10/10/2017
12 CAMBRIDGE DR, SPRINGVALE SOUTH, VIC 3172	\$712,000	20/08/2017
29 ELISABETH AVE, SPRINGVALE SOUTH, VIC 3172	\$698,000	11/08/2017