

# STATEMENT OF INFORMATION

42 SPRINGVALE ROAD, SPRINGVALE, VIC 3171

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 SPRINGVALE ROAD, SPRINGVALE, VIC** 3 1 1

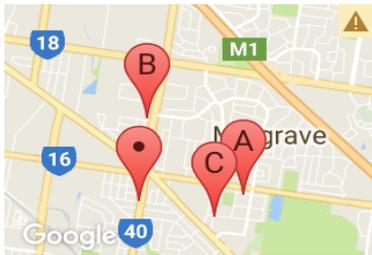
### Indicative Selling Price

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

Price Range: **575,000 to 630,000**

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**SPRINGVALE, VIC, 3171**

Suburb Median Sale Price (House)

**\$770,262**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**10 LEE AVE, SPRINGVALE, VIC 3171** 3 1 2

Sale Price

**\$610,000**

Sale Date: 09/07/2017

Distance from Property: 1.4km



**1/71 HIGHFIELD AVE, MULGRAVE, VIC** 3 1 2

Sale Price

**\*\$599,900**

Sale Date: 06/05/2017

Distance from Property: 1.2km



**1/20 HILLSIDE ST, SPRINGVALE, VIC 3171** 3 1 1

Sale Price

**\$590,000**

Sale Date: 08/04/2017

Distance from Property: 995m



This report has been compiled on 05/10/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

42 SPRINGVALE ROAD, SPRINGVALE, VIC 3171

### Indicative selling price

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

Price Range: 575,000 to 630,000

### Median sale price

Median price \$770,262

House

Unit

Suburb

SPRINGVALE

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
10 LEE AVE, SPRINGVALE, VIC 3171	\$610,000	09/07/2017
1/71 HIGHFIELD AVE, MULGRAVE, VIC 3170	*\$599,900	06/05/2017
1/20 HILLSIDE ST, SPRINGVALE, VIC 3171	\$590,000	08/04/2017