

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

### Property offered for

Address  
Including suburb and  
postcode

9 ROSS COURT, SPRINGVALE, VIC 3171

### Indicative selling price

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

Single Price:

\$745,000

### Median sale price

Median price

\$710,000

Property type

House

Suburb

SPRINGVALE

Period

01 January 2019 to 31 December 2019

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	Price	Date of sale
3 MERTON ST, SPRINGVALE, VIC 3171	*\$770,000	23/11/2019
9 WATTLE ST, SPRINGVALE, VIC 3171	\$766,000	18/10/2019
12 LAWN RD, NOBLE PARK, VIC 3174	*\$810,000	14/12/2019

This Statement of Information was prepared on:

05/05/2020