

# 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:

### Indicative selling price

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

Price Range:

### Median sale price

Median price:  House  Unit  Suburb:   
Period:  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
4/14 ST JAMES AVE, SPRINGVALE, VIC 3171	\$505,000	19/01/2019
1/11 DAVIDSON ST, SPRINGVALE, VIC 3171	\$516,100	06/02/2019
7/29 LIGHTWOOD RD, SPRINGVALE, VIC 3171	\$500,000	16/12/2018