

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 1/22 Albert Avenue SPRINGVALE

Indicative selling price

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

Single price \$* or range between \$*525,000 & \$*575,000

Median sale price

Median price \$523,750 *House *Unit x Suburb Springvale
Period - From Oct 2018 to March 2019 Source CoreLogic (RP Data)

Comparable property sales

A* 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
1 4/2 Mary street Springvale	\$522,500	18/11/18
2 2/24 Sullivan street Springvale	\$551,000	21/02/ 19
3 4/3 royal avenue Springvale	\$620,000	19/10/18

Property data source: REIV propertydata.com.au. Generated on 15^h April 2019.