

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 706/28-30 Warwick Avenue, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$510,000 *House *Unit x Suburb Springvale

Period - From 1/9/2018 to 28/02/2019 Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

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	2/10 Burden Street, Springvale Vic 3171	\$475,000	22/10/2018
2	207/28 Warwick Avenue, Springvale Vic 3174	\$380,000	22/12/2018
3	4/14 St James Avenue, Springvale Vic 3171	\$505,000	19/01/2019