

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/484-486 SPRINGVALE ROAD,

 2  1  1

Indicative Selling Price

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

Price Range: \$390,000 to \$429,000

Provided by: George Ambatzidis, LJ Hooker Clayton

MEDIAN SALE PRICE



SPRINGVALE SOUTH, VIC, 3172

Suburb Median Sale Price (Unit)

\$410,000

01 July 2016 to 30 June 2017

Provided by: 

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.



13/12 HAROLD RD, SPRINGVALE SOUTH, VIC

 2  1  1

Sale Price

\$410,000

Sale Date: 01/12/2016

Distance from Property: 619m



9/135 ATHOL RD, SPRINGVALE SOUTH, VIC

 2  1  2

Sale Price

\$400,000

Sale Date: 21/11/2016

Distance from Property: 432m



4/135 ATHOL RD, SPRINGVALE SOUTH, VIC

 2  1  1

Sale Price

\$380,000

Sale Date: 11/11/2016

Distance from Property: 412m



This report has been compiled on 20/07/2017 by LJ Hooker Clayton. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

6/484-486 SPRINGVALE ROAD, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range: \$390,000 to \$429,000

Median sale price

Median price

\$410,000

House

Unit

X

Suburb

SPRINGVALE
SOUTH

Period

01 July 2016 to 30 June 2017

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 property	Price	Date of sale
13/12 HAROLD RD, SPRINGVALE SOUTH, VIC 3172	\$410,000	01/12/2016
9/135 ATHOL RD, SPRINGVALE SOUTH, VIC 3172	\$400,000	21/11/2016
4/135 ATHOL RD, SPRINGVALE SOUTH, VIC 3172	\$380,000	11/11/2016