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# Statement of Information

## Single residential property located within or outside the Melbourne metropolitan area

### Property offered for sale

**Address**
Including suburb and postcode

58 Ellen Street Springvale, 3171

### Indicative selling price

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

Range between $790,000.00 & $850,000.00

### Median sale price

Median price $730,000.00 House X Suburb SPRINGVALE

Period - From 11-Sep-2017 to 11-Sep-2017 Source REA

### 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 |
|---|---|---|---|
| 1 | 10 Bailey Court, Springvale | $770,000.00 | 09-Sep-2017 |
| 2 | 11 Rosa Avenue, Springvale | $840,000.00 | 08-Apr-2017 |
| 3 | 48 Woodward Street, Springvale | $835,000.00 | 13-May-2017 |

Sections 47AF of the *Estate Agents Act 1980*
For more information: https://www.consumer.vic.gov.au/underquoting
Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.
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