# 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

7/76-78 Athol Road Springvale South, 3172

### Indicative selling price

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

Range between $450,000.00 & $495,000.00

### Median sale price

Median price $450,000.00 Property Type UNIT Suburb SPRINGVALE SOUTH

Period - From 01-Jan-2017 to 30-Nov-2017 Source realstate

### 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 | 6/76 Athol road springvale south | $450,000.00 | 29-Sep-2017 |
| 2 | 2/492-498 Springvale Road Springvale south | $455,000.00 | 04-Jul-2017 |
| 3 | 1/48 Macka y Street Springvale South | $520,000.00 | 13-Oct-2017 |

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