

Statement of Information  
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

[Empty box]

Property offered for sale

Address Including suburb and postcode 206/28 Warwick Avenue, Springvale

Indicative selling price

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

Single price \$408,000.00 or range between [ ] & [ ]

Median sale price

(\*Delete house or unit as applicable)

Median price \$532,500.00 \*House [ ] \*Unit x [ ] Suburb SPRINGVALE

Period - From Dec 2017 to Jan 2018 Source Realestate.com

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 12/83 View Road, Springvale	\$442,000.00	05/12/2017
2 25/949a Heatherton Road, Springvale	\$416,000.00	20/12/2017
3 2/5-7 Rhodes Street, Springvale	\$535,000.00	09/01/2018

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

