

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14/27-29 GOLDEN GROVE, SPRINGVALE

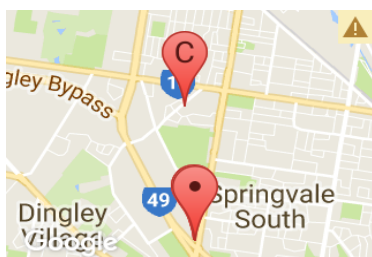
 3  2  2

Indicative Selling Price

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

Price Range: \$430,000 to \$470,000

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.



2/27 GOLDEN GR, SPRINGVALE SOUTH, VIC

 3  2  2

Sale Price

\$552,500

Sale Date: 10/12/2016

Distance from Property: 23m



11/27 GOLDEN GR, SPRINGVALE SOUTH, VIC

 3  2  2

Sale Price

\$553,000

Sale Date: 30/11/2016

Distance from Property: 22m



12/25 SPRING RD, SPRINGVALE SOUTH, VIC

 3  2  2

Sale Price

\$432,000

Sale Date: 13/08/2016

Distance from Property: 1.9km



This report has been compiled on 24/07/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.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

14/27-29 GOLDEN GROVE, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$410,000

House

Unit

X


Suburb

SPRINGVALE SOUTH

Period

01 July 2016 to 30 June 2017

Source



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
2/27 GOLDEN GR, SPRINGVALE SOUTH, VIC 3172	\$552,500	10/12/2016
11/27 GOLDEN GR, SPRINGVALE SOUTH, VIC 3172	\$553,000	30/11/2016
12/25 SPRING RD, SPRINGVALE SOUTH, VIC 3172	\$432,000	13/08/2016