

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 18 Kemp St Springvale Vic 3171

### Indicative selling price

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

Single price \$ or range between \$950,000 & \$1,045,000

### Median sale price

Median price \$857,500 Property type HOUSE Suburb SPRINGVALE

Period - From 12/09/2021 to 12/03/2022 Source Pricefinder

### 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 Davey Court, Springvale	\$878,000	12/02/2022
112 Kemp St Springvale	\$935,000	17/11/2021
117 Kemp St Springvale	\$900,000	27/10/2021

This Statement of Information was prepared on: 12/03/2022



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