

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 16 JOYCE ST SPRINGVALE VIC 3171

Indicative selling price

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

Single price \$*1,350,000

or range between

&

Median sale price

Median price \$859,100

Property type HOUSE

Suburb SPRINGVALE

Period - From 06/05/2021

to

06/11/2021

Source PRICE FINDER

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
55 STEPHENSON ST SPRINGVALE VIC 3171	\$868,200	24/07/2021
57 GLENDALE RD SPRINGVALE VIC 3171	\$910,000	19/06/2021
25 WAREHAM ST SPRINGVALE VIC 3171	\$960,000	07/06/2021

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.

This Statement of Information was prepared on: 06/11/2021