

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	Unit 201/20 Royal Avenue Springvale, 3171
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$480,000 & \$528,000
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### Median sale price

Median price	\$620,000	Property Type	APARTMENT	Suburb	SPRINGVALE 3171
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Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic
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### 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	207/15 WINDSOR AVENUE SPRINGVALE VIC 3171	\$480,000	15-Dec-2023
2	2/33 WINDSOR AVENUE SPRINGVALE VIC 3171	\$625,000	10-Oct-2023
3	3/26 ELM GROVE SPRINGVALE VIC 3171	\$500,000	28-Nov-2023

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