

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

Coomoora Collection 3
15-29 Coomoora Road, Springvale South VIC 3172

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 50 (4 Bed, 3 Bath, 2 Car Townhome)	\$*844,000	Or range between	\$*	&	\$
Lot 51, Lot 53 (4 Bed, 3.5 Bath, 2 Car Townhome)	\$*819,000	Or range between	\$*	&	\$
Lot 41 (2 Bed, 2 Bath, 1 Car Townhome)	\$*650,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$631,000

Suburb

Springvale South

Period - From

April

To

June

Source

REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 50 (4 Bed, 3 Bath, 2 Car Townhome) \$844,000	1 B*	\$	
	2 B*	\$	
	3 B*	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 51, Lot 53 (4 Bed, 3.5 Bath, 2 Car Townhome) \$819,000	1 B*	\$	
	2 B*	\$	
	3 B*	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 41 (2 Bed, 2 Bath, 1 Car Townhome) \$650,000	1 2/897 Heatherton Road, Springvale, Vic 3171	\$660,000	July 2022
	2 Lot 24/15-29 Coomoora Road, Springvale South, Vic 3172	\$670,000	August 2022
	3 45 Orchid Drive, Keysborough, Vic 3173	\$ \$625,000	July 2022

OR

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

This Statement of Information was prepared on:

4/10/22