

# 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 Orana Way, Springvale, VIC 3171

### Indicative selling price

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

Price Range

\$690,000

&

\$750,000

### Median sale price

Median price

\$611,000

Property Type

Townhouse

Suburb

Springvale (3171)

Period - From

01/07/2020

to

30/06/2021

Source

Corelogic

### Comparable property sales

**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
36 REGENT AVENUE, SPRINGVALE VIC 3171	\$750,000	09/07/2021
8 AMARYN COURT, SPRINGVALE VIC 3171	\$730,000	22/06/2021
42A REGENT AVENUE, SPRINGVALE VIC 3171	\$742,000	15/04/2021

This Statement of Information was prepared on: 15/07/2021