

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 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 46 (2 Bed, 2 Bath, 1 Car Townhome)	\$*635,000	Or range between	\$*	&	\$
Lot 52, Lot 54 (4 Bed, 3 Bath, 2 Car Townhome)	\$*817,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$645,000	Suburb	Springvale South
Period - From	July 2022	To	September 2022
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 46 (2 Bed, 2 Bath, 1 Car Townhome) \$635,000	1 Lot 38/15-29 Coomoora Road, Springvale South, Vic 3172	\$660,000	October 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

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 52, Lot 54 (4 Bed, 3 Bath, 2 Car Townhome) \$817,000	1 Lot 53/15-29 Coomoora Road, Springvale South, Vic 3172	\$834,366	October 2022
	2 Lot 51/15-29 Coomoora Road, Springvale South, Vic 3172	\$ 830,106	October 2022
	3 2A Olympic Avenue, Springvale South, Vic 3172	\$ 850,000	August 2022

This Statement of Information was prepared on:

26/10/22