

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	25 Newcomen Road Springvale, 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$800,000 & \$880,000
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Median sale price

Median price	\$800,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Jan-2021	to	01-Oct-2021	Source	realstate

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	11 young street springvale	\$830,000	09-Aug-2021
2	44 donald street springvale	\$900,000	20-Aug-2021
3	145 springvale road springvale	\$925,000	05-Aug-2021

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