

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2/22-24 Amersham Avenue, Springvale South, VIC 3172

Indicative selling price

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

Price Range \$630,000 & \$693,000

Median sale price

Median price \$532,000 Property Type House Suburb Springvale South (3172)
Period - From 01/03/2021 to 28/02/2022 Source Corelogic

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/948 HEATHERTON ROAD, SPRINGVALE SOUTH VIC 3172	\$630,500	03/01/2022
3/968 HEATHERTON ROAD, SPRINGVALE SOUTH VIC 3172	\$645,000	22/02/2022
13/77-79 ATHOL ROAD, SPRINGVALE SOUTH VIC 3172	\$642,000	16/11/2021

This Statement of Information was prepared on: 29/03/2022