

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8/2 Luxford Court Springvale, 3171
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### Indicative selling price

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

Single price	\$1,145,000
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### Median sale price

Median price	\$850,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE
Period - From	01-Jan-2024	to	31-Dec-2024	Source	core logic

### Comparable property sales

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
1	3 MOUNTAIN CRESENT MULGRAVE VIC 3170	\$1,100,000	27-Nov-2024
2	25 BLISSINGTON STREET SPRINGVALE VIC 3171	\$950,000	26-Aug-2024
3	40 REGENT AVENUE SPRINGVALE VIC 3171	\$851,000	14-Dec-2024

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