

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 17, 18, 19, 20 (3 Bed, 2 Bath, 2 Car (Town home)) | \$* | Or range between | \$760,000 | & | \$785,000 |
| Lot 38, (2 Bed, 2 Bath, 1 Car (Town home)) | \$* | Or range between | \$620,000 | & | \$660,000 |

Suburb unit median sale price

Median price \$631,000

Suburb Springvale South

Period - From April

To June

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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 17, 18, 19, 20 3 Bed, 2 Bath, 2 Car (Town home) \$760,000-\$785,000 | 17 Ivory Crescent, Springvale South, Vic 3172 | \$725,000 | March 2022 |
| | 1/18-20 Golden Grove, Springvale South, Vic 3172 | \$713,000 | July 2022 |
| | 2/10 Sunrise Court, Springvale South, Vic 3172 | \$715,000 | April 2022 |

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

| | | | |
|---|----|----|--|
| Lot 38, 2 Bed, 2 Bath, 1 Car (Town home) \$620,000-\$660,000 | B* | \$ | |
| | B* | \$ | |
| | B* | \$ | |

This Statement of Information was prepared on:

30/08/22