

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

67 QUARTER CIRCUIT SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

Unit

Suburb

Springvale

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

2/4 LUCIAN AVENUE SPRINGVALE VIC 3171	\$750,000	03-May-23
5/4 LUCIAN AVENUE SPRINGVALE VIC 3171	\$750,000	03-May-23
7/4 LUCIAN AVENUE SPRINGVALE VIC 3171	\$750,000	03-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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Aumeca Group

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**2/4 LUCIAN AVENUE SPRINGVALE VIC 3171** Sold Price **\$750,000** Sold Date **03-May-23**

3 3 1

Distance **1.69km**



**5/4 LUCIAN AVENUE SPRINGVALE VIC 3171** Sold Price Sold Date **03-May-23**

3 3 1

Distance **1.69km**



**7/4 LUCIAN AVENUE SPRINGVALE VIC 3171** Sold Price Sold Date **03-May-23**

3 2 1

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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