

## 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/](http://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 25, Lot 26, Lot 27, Lot 39 (2 Bed, 2.5 Bath, 1 Car Townhome)	\$*	Or range between	\$*660,000	&	\$675,000
Lot 28, Lot 40 (3 Bed, 2.5 Bath, 2 Car Townhome)	\$*	Or range between	\$*750,000	&	\$780,000
Lot 55 (4 Bed, 3.5 Bath, 2 Car Townhome)	\$*835,000	Or range between	\$*	&	\$
Lot 56 (4 Bed, 3 Bath, 2 Car Townhome)	\$*849,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$645,000 Suburb Springvale South

Period - From July 2022 To September 2022 Source REIV

## Comparable property sales

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 25, Lot 26, Lot 27, Lot 39 (2 Bed, 2.5 Bath, 1 Car Townhome) \$660,000 - \$675,000	1 Lot 38/15-29 Coomoora Road, Springvale South, Vic 3172	\$660,000	October 2022
	2 Lot 49/15-29 Coomoora Road, Springvale South, Vic 3172	\$645,000	October 2022
	3 Lot 41/15-29 Coomoora Road, Springvale South, Vic 3172	\$650,000	October 2022

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 28, Lot 40 (3 Bed, 2.5 Bath, 2 Car Townhome) \$750,000 - \$780,000	1 Lot 20/15-29 Coomoora Road, Springvale South, Vic 3172	\$769,460	November 2022
	2 Lot 19/15-29 Coomoora Road, Springvale South, Vic 3172	\$760,000	October 2022
	3 Lot 21/15-29 Coomoora Road, Springvale South, Vic 3172	\$760,000	September 2022

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 55 (4 Bed, 3.5 Bath, 2 Car Townhome) \$835,000	1 Lot 50/15-29 Coomoora Road, Springvale South, Vic 3172	\$844,000	November 2022
	2 Lot 53/15-29 Coomoora Road, Springvale South, Vic 3172	\$834,366	October 2022
	3 Lot 51/15-29 Coomoora Road, Springvale South, Vic 3172	\$830,106	October 2022

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 56 (4 Bed, 3 Bath, 2 Car Townhome) \$849,000	1 Lot 50/15-29 Coomoora Road, Springvale South, Vic 3172	\$844,000	November 2022
	2 Lot 53/15-29 Coomoora Road, Springvale South, Vic 3172	\$834,366	October 2022
	3 Lot 51/15-29 Coomoora Road, Springvale South, Vic 3172	\$830,106	October 2022

This Statement of Information was prepared on:

2/12/22