

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 8/35-39 Eighth Boulevard, Springvale, VIC 3171

Indicative selling price

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

Price Range

\$400,000

&

\$440,000

Median sale price

Median price

\$629,400

Property Type

House

Suburb

Springvale (3171)

Period - From

01/07/2021

to

30/06/2022

Source

pricefinder

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
2/94-96 POLICE ROAD, SPRINGVALE VIC 3171	\$415,000	10/03/2022
1/110-115 LIGHTWOOD ROAD, NOBLE PARK VIC 3174	\$420,000	17/05/2022

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 six months.

This Statement of Information was prepared on: 21/07/2022