

# 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 22/524-528 Springvale Road, Springvale South, VIC 3172

### Indicative selling price

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

Price Range

\$520,000

&

\$570,000

### Median sale price

Median price

\$630,500

Property Type

House

Suburb

Springvale South (3172)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

### Comparable property sales

A

These are the three 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
10/39-41 PATERSON ROAD, SPRINGVALE SOUTH VIC 3172	\$505,000	15/10/2022
6/699-701 HEATHERTON ROAD, CLAYTON SOUTH VIC 3169	\$540,000	20/08/2022
4/11 DIGBY COURT, SPRINGVALE SOUTH VIC 3172	\$580,000	23/08/2022

This Statement of Information was prepared on: 19/01/2023