

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 BINDA AVENUE SPRINGVALE VIC 3171

Indicative selling price

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

Single Price

or range
between

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale

Period-from

01 Apr 2023

to

31 Mar 2024

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

34A VIEW ROAD SPRINGVALE VIC 3171

810000

03-Feb-24

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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Janssen Xiang
P 03 9978 7872
M 0411659290
E janssen.xiang@janssenco.com.au



34A VIEW ROAD SPRINGVALE VIC 3171 Sold Price

810000 Sold Date **03-Feb-24**

 4  4  2

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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