

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8 Cotswold Crescent Springvale South, 3172
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### Indicative selling price

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

Range between	\$720,000 & \$792,000
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### Median sale price

Median price	\$791,000	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH
Period - From	03-Apr-2023	to	02-Apr-2024	Source	REA

### Comparable property sales

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
1	7 Gwent Street, Springvale South, Vic 3172	\$795,000	10-Dec-2023
2	2 Albion Court, Springvale South, Vic 3172	\$715,900	12-Oct-2023
3	5 Folkestone Crescent, Springvale South, Vic 3172	\$788,000	18-Oct-2023

This statement of information was prepared on 03-Apr-2024 at 11:33:29 AM EST