

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address 1, 2 & 3/ 232 Westall Road, Springvale

### Indicative selling price

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

#### Unit type or class

	Single price		Lower price		Higher price
Unit 1,2,3: 2 Bed 1 bath 1 garage	\$*	or range between	\$385,000	&	\$423,500
	\$*	or range between	\$	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$682,000

Suburb or locality Springvale

Period - From 01/04/2021

To 30/06/2021

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** 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 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

	Address of comparable unit	Price	Date of sale
Unit 1: 2 bed 1 bath 1 garage	1. 8/1 Graham Rd, Clayton South. 3169	\$415,000	23/06/2021
	2. 3/23 Eileen Road, Clayton South. 3169	\$395,000	17/05/2021
	3. 2/122 Regent Av, Springvale 3171	\$338,000	05/07/2021

**Unit type or class**

	Address of comparable unit	Price	Date of sale
Unit 2: 2 bed 1 bath 1 garage	1. 8/1 Graham Road, Clayton South 3169	\$415,000	23/06/2021
	2. 3/23 Eileen Road, Clayton South. 3169	\$395,000	17/05/2021
	3 2/122 Regent Ave, Springvale 3171	\$338,000	05/07/2021

**Unit type or class**

	Address of comparable unit	Price	Date of sale
Unit 3: 2 bed 1 bath 1 garage	1. 8/1 Graham Road, Clayton South 3169	\$415,000	23/06/2021
	2. 3/23 Eileen Road, Clayton South. 3169	\$395,000	17/05/2021
	3. 2/122 Regent Ave, Springvale 3171	\$338,000	05/07/2021

**Unit type or class**

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

**Unit type or class**

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/08/2021