

# 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 68 Quarter Circuit, Springvale, VIC 3171

### Indicative selling price

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

Single Price \$829,000

### Median sale price

Median price \$895,000 Property Type House Suburb Springvale (3171)

Period - From 01/04/2022 to 31/03/2023 Source Corelogic

### 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
1 BOMBALA STREET, SPRINGVALE VIC 3171	\$853,000	03/12/2022
5/453-457 SPRINGVALE ROAD, SPRINGVALE VIC 3171	\$780,000	16/11/2022
31 VILLA ROAD, SPRINGVALE VIC 3171	\$840,000	04/03/2023

This Statement of Information was prepared on: 13/04/2023