

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

102/15 Windsor 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,500

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2021

to

31 Dec 2021

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

2/17 Royal Avenue Springvale VIC 3171	\$293,000	11-Oct-21
11/3 Virginia Street Springvale VIC 3171	\$365,000	28-Dec-21
5/1A Virginia Street Springvale VIC 3171	\$357,500	20-Oct-21

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.~~

This Statement of Information was prepared on: 28 January 2022



2/17 Royal Avenue Springvale VIC 3171

Sold Price

\$293,000

Sold Date

11-Oct-21

 1  1  1

Distance

0.15km



11/3 Virginia Street Springvale VIC 3171

Sold Price

^{RS} **\$365,000**

Sold Date

28-Dec-21

 2  2  1

Distance

0.62km



5/1A Virginia Street Springvale VIC 3171

Sold Price

\$357,500

Sold Date

20-Oct-21

 2  1  1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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