

## 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	2/4 Princess Avenue Springvale, 3171
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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	\$1,200,000 & \$1,320,000
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### Median sale price

Median price	\$850,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE
Period - From	01-Feb-2024	to	31-Jan-2025	Source	core logic

### 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	1/35 WILMA AVENUE MULGRAVE VIC 3170	\$995,000	06-Sep-2024
2	16 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$1,206,000	30-Nov-2024
3	24 WAREHAM STREET SPRINGVALE VIC 3171	\$995,000	16-Nov-2024

This statement of information was prepared on 06-Feb-2025 at 4:01:43 PM AEDT