

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

Collection 1
15-29 Coomoora Road, Springvale South VIC 3172

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 21, Lot 22, Lot 23, Lot 24, Lot 35 (3 Bed, 2.5 Bath, 2 Car Townhome)	\$*	Or range between	\$*670,000	&	\$780,000
Lot 47, Lot 48, Lot 49 (2 Bed, 2 Bath, 1 Car Townhome)	\$*	Or range between	\$*635,000	&	\$645,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$631,000

Suburb

Springvale South

Period - From

April

To

June

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 six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 21, Lot 22, Lot 23, Lot 24, Lot 35 (3 Bed, 2.5 Bath, 2 Car Townhome) \$670,000-\$780,000	1 17 Ivory Crescent, Springvale South, Vic 3172	\$725,000	March 2022
	2 1/18-20 Golden Grove, Springvale South, Vic 3172	\$713,000	July 2022
	3 2/10 Sunrise Court, Springvale South, Vic 3172	\$715,000	April 2022

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 47, Lot 48, Lot 49 (2 Bed, 2 Bath, 1 Car Townhome) \$635,000-\$645,000	1 2/897 Heatherton Road, Springvale, Vic 3171	\$660,000	July 2022
	2 4/897 Heatherton Road, Springvale, Vic 3171	\$655,000	March 2022
	3 2/1 Cleary Street, Springvale South, Vic 3172	\$715,000	March 2022

This Statement of Information was prepared on:

28/7/22