

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/33 Windsor Avenue Springvale, 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$480,000 & \$528,000
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Median sale price

Median price	\$647,000	Property Type	UNIT	Suburb	SPRINGVALE 3171
Period - From	01-Jan-2022	to	31-Oct-2022	Source	Corelogic

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	5/13-15 ORSINO STREET SPRINGVALE VIC 3171	\$457,000	28-Jul-2022
2	2/67 ALBERT AVENUE SPRINGVALE VIC 3171	\$455,000	05-Jun-2022
3	4/1A BILLING STREET SPRINGVALE VIC 3171	\$457,000	28-May-2022

This statement of information was prepared on 07-Dec-2022 at 9:16:12 AM EST