

## 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

80 Windsor Avenue Springvale VIC 3171

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$768,000

Property type

House

Suburb

Springvale

Period-from

01 Nov 2019

to

31 Oct 2020

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

34 Wilberton Drive Springvale VIC 3171	\$720,000	01-May-20
19 Ellen Street Springvale VIC 3171	\$772,000	07-Jul-20
51 St James Avenue Springvale VIC 3171	\$800,000	16-Jun-20

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: 09 November 2020



**34 Wilberton Drive Springvale VIC 3171**

Sold Price

**\$720,000**

Sold Date

**01-May-20**

 3

 1

 1

Distance

**0.14km**



**19 Ellen Street Springvale VIC 3171**

Sold Price

**\$772,000**

Sold Date

**07-Jul-20**

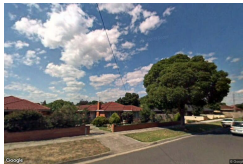
 3

 1

 2

Distance

**0.28km**



**51 St James Avenue Springvale VIC 3171**

Sold Price

**\$800,000**

Sold Date

**16-Jun-20**

 3

 2

 1

Distance

**0.33km**



**70 Victoria Court Springvale VIC 3171**

Sold Price

**\$885,000**

Sold Date

**19-Jun-20**

 4

 1

 2

Distance

**0.69km**



**9 Hanleth Avenue Springvale VIC 3171**

Sold Price

**\$717,000**

Sold Date

**21-May-20**

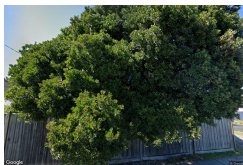
 3

 1

 2

Distance

**1.17km**



**465 Springvale Road Springvale VIC 3171**

Sold Price

<sup>RS</sup> **\$752,000**

Sold Date

**06-Jul-20**

 3

 1

 1

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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**12 Billing Street Springvale VIC 3171**  
 Sold Price **\$740,000** Sold Date **11-Jun-20**

**12 Billing Street Springvale VIC 3171** Sold Price

**\$740,000** Sold Date **11-Jun-20**

 3  1  1

Distance **1.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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