

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	5/94-96 Police Road 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	\$480,000 & \$528,000
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### Median sale price

Median price	\$625,000	Property Type	UNIT	Suburb	SPRINGVALE 3171
Period - From	01-Feb-2023	to	31-Jan-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/37 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$510,000	16-Nov-2023
2	3/56 CORRIGAN ROAD NOBLE PARK VIC 3174	\$508,000	09-Aug-2023
3	3/26 ELM GROVE SPRINGVALE VIC 3171	\$500,000	28-Nov-2023

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