



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**70 Windsor Avenue,  
SPRINGVALE 3171**

House

3 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$780,000 - \$858,000**

### Median sale price

Median **House** for **SPRINGVALE** for period **Oct 2018 - Mar 2019**

Sourced from **Core Logic**.

**\$760,000**

### 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 the most comparable to the property for sale.

**14 Whitworth Avenue,**  
Springvale 3171

**Price \$940,000** Sold 22  
February 2019

**32 Springvale Road,**  
Springvale 3171

**Price \$788,000** Sold 16  
February 2019

**29 Avondale Street,**  
Springvale 3171

**Price \$720,000** Sold 16  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

### Biggin & Scott Greater Dandenong

363 Springvale Road,  
Springvale VIC 3171

### Contact agents



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