

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	57 Spring Road Springvale South, 3172
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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	\$800,000 & \$880,000
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### Median sale price

Median price	\$850,000	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH
Period - From	01-Oct-2023	to	17-Feb-2024	Source	real estate

### 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	30 Ludwig Street, Springvale South, Vic 3172	\$830,000	10-Feb-2024
2	40 Spring Road, Springvale South, Vic 3172	\$840,000	11-Dec-2023
3	8 Scotsmore Road, Springvale South, Vic 3172	\$836,000	16-Dec-2023

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