

# 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

3 Quarter Circuit, Springvale Vic 3171

### Indicative selling price

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

Range between \$735,000 & \$765,000

### Median sale price

Median price \$725,000 Property Type Townhouse Suburb Springvale

Period - From 28/06/2022 to 27/06/2023 Source REIV

### 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 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	2/13 Rosebank Av CLAYTON SOUTH 3169	\$761,000	01/04/2023
2	25 Liverpool St MULGRAVE 3170	\$760,000	30/11/2022
3	1/1 Lee Av SPRINGVALE 3171	\$752,000	04/05/2023

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 six months.~~

This Statement of Information was prepared on:

28/06/2023 14:21



3 2 1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$735,000 - \$765,000

**Median Townhouse Price**

28/06/2022 - 27/06/2023: \$725,000

## Comparable Properties



**2/13 Rosebank Av CLAYTON SOUTH 3169 (REI)**

Agent Comments

3 2 1

**Price:** \$761,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** Townhouse (Res)



**25 Liverpool St MULGRAVE 3170 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$760,000

**Method:** Private Sale

**Date:** 30/11/2022

**Property Type:** House

**Land Size:** 223 sqm approx



**1/1 Lee Av SPRINGVALE 3171 (REI)**

Agent Comments

3 2 1

**Price:** \$752,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** Townhouse (Single)

**Land Size:** 272 sqm approx

**Account - Gem Realty**