# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	3 Quarter Circuit, Springvale Vic 3171
Including suburb and	· ·
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$735,000	&	\$765,000
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### Median sale price

Median price	\$725,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



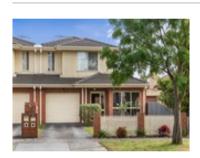




Property Type: Townhouse **Agent Comments** 

**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)

**-**3

Price: \$761,000 Method: Auction Sale Date: 01/04/2023

Property Type: Townhouse (Res)

**Agent Comments** 



25 Liverpool St MULGRAVE 3170 (REI/VG)

**=** 3



Price: \$760,000 Method: Private Sale Date: 30/11/2022 Property Type: House Land Size: 223 sqm approx Agent Comments



1/1 Lee Av SPRINGVALE 3171 (REI)

Price: \$752,000 Method: Private Sale Date: 04/05/2023

Property Type: Townhouse (Single) Land Size: 272 sqm approx

Agent Comments

#### Account - Gem Realty



