

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	203/20 Royal Avenue Springvale, 3171
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Indicative selling price

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

Range between	\$480,000 & \$528,000
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Median sale price

Median price	\$630,000	Property Type	UNIT	Suburb	SPRINGVALE 3171
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Period - From	01-Apr-2022	to	31-Mar-2023	Source	Corelogic
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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	1/38-40 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$500,000	08-Nov-2022
2	2/27 MAIN ROAD CLAYTON SOUTH VIC 3169	\$510,000	23-Jan-2023
3	4/33 WINDSOR AVENUE SPRINGVALE VIC 3171	\$500,000	02-Feb-2023

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