

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	2/33 Windsor Avenue Springvale, 3171
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Indicative selling price

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

Range between	\$600,000 & \$660,000
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Median sale price

Median price	\$630,000	Property Type	UNIT	Suburb	SPRINGVALE 3171
Period - From	01-May-2022	to	30-Apr-2023	Source	Corelogic

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	75 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$600,000	22-Dec-2022
2	1/6 NITHSDALE ROAD NOBLE PARK VIC 3174	\$625,000	27-Mar-2023
3	1/488 HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$604,000	04-Mar-2023

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