

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 15 Ruby Place, Springvale, VIC 3171

Indicative selling price

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

Price Range \$960,000 & \$1,056,000

Median sale price

Median price \$823,000 Property Type House Suburb Springvale (3171)

Period - From 01/10/2020 to 30/09/2021 Source Corelogic

Comparable property sales

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
47 ST JOHNS AVENUE, SPRINGVALE VIC 3171	\$1,000,000	21/08/2021
62 QUEENS AVENUE, SPRINGVALE VIC 3171	\$1,020,100	13/09/2021
795 PRINCES HIGHWAY, SPRINGVALE VIC 3171	\$1,030,000	04/09/2021

This Statement of Information was prepared on: 07/10/2021