

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

13/77 Athol Road Springvale South, 3172

Indicative selling price

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

Range between \$590,000.00 & \$650,000.00

Median sale price

Median price \$630,000.00 Property Type UNITS Suburb SPRINGVALE SOUTH

Period - From 01-Oct-2020 to 30-Sep-2021 Source REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/21-23 Amersham Avenue, Springvale South, Vic 3172	\$535,000.00	11-Jan-2021
2	7/94-96 Harold Road, Springvale South, Vic 3172	\$640,000.00	21-Jun-2021
3	11/524 Springvale Road, Springvale South, Vic 3172	\$580,000.00	16-Nov-2020

This statement of information was prepared on 30-Nov-2021 at 10:55:45 AM EST