

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3 Royal Avenue Springvale, 3171
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,700,000 & \$1,970,000
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### Median sale price

Median price	\$888,000	Property Type	HOUSE	Suburb	SPRINGVALE
Period - From	01-Dec-2023	to	01-Mar-2024	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	19 REGENT AVENUE SPRINGVALE VIC 3171	\$1,150,000	30-May-2023
2	36 Windsor Avenue, Springvale, Vic 3171	\$1,716,000	17-Feb-2024
3	8 Maine Hey Crescent, Springvale, Vic 3171	\$1,120,000	06-Mar-2024

This statement of information was prepared on 04-Jul-2024 at 10:27:22 AM EST