

## 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	1/45 Lightwood Road Springvale, 3171
---	--------------------------------------

### Indicative selling price

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

Range between	\$900,000 & \$990,000
---------------	-----------------------

### Median sale price

Median price	\$870,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	01-Nov-2023	to	30-Sep-2024	Source	core logic

### 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	1/70 BIRMINGHAM STREET SPRINGVALE VIC 3171	\$945,000	20-Jul-2024
2	1/36 ROYAL AVENUE SPRINGVALE VIC 3171	\$1,200,000	27-Apr-2024
3	30A REGENT AVENUE SPRINGVALE VIC 3171	\$800,000	13-Jun-2024

This statement of information was prepared on 28-Oct-2024 at 9:07:16 AM AEDT