

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and postcode 15-29 Coomoora Road, Springvale South VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 29, (4 bed, 3 bath, 2 Car (Town home)	\$*	Or range between	\$965,000	&	\$
Lot 30, 34 (3 Bed, 2 Bath, 2 Car (Town home)	\$*	Or range between	\$825,000	&	\$
Lot 31 3 Bed, 2 Bath, 2 Car (Town home)	\$*	Or range between	\$799,000	&	\$
Lot 58 (4 bed, 3 bath, 2 Car (Town home)	\$*	Or range between	\$845,000	&	\$

Suburb unit median sale price

Median price \$645,000

Suburb Springvale South

Period - From Oct To Dec

Source REIV

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 29, (4 Bed, 3 Bath, 2 Car (Town home) \$965,000	B*	
	B*	
	B*	

Unit type or class

E.g. One bedroom units

Address of comparable unit	Price	Date of sale
Lot 30, 34 (3 Bed, 2 Bath, 2 Car (Town home) \$825,000	B*	
	B*	
	B*	

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 31 3 Bed, 2 Bath, 2 Car (Town home) \$799,000	1 Bombala Street, Springvale	\$853,000	Dec 2022
	26 Amaryn Court, Springvale	\$720,000	Jul 2022
	35 Quarter Circuit, Springvale	\$745,000	Jul 2022

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 58 (4 Bed, 3 Bath, 2 Car (Town home) \$845,000	2A Olympic Avenue, Springvale South	\$850,000	Aug 2022
	19 Langi Street, Springvale	\$840,000	Jun 2022
	2/55 Glendale Road, Springvale	\$771,000	Jun 2022

This Statement of Information was prepared on:

16/01/23