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

20 Quarter Circuit Springvale VIC 3171

Indicative selling price

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

Single Price	or range between	\$690,000	&	\$750,000				
Median sale price								
(*Delete house or unit as applicable)								
			[

Median Price	\$800,000	Prop	Property type House		House	Suburb	Springvale
Period-from	01 Jun 2020	to	31 May 2	2021	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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	
43 Quarter Circuit Springvale VIC 3171	\$740,000	28-May-21	
78 Quarter Circuit Springvale VIC 3171	\$765,000	02-Mar-21	
74 Quarter Circuit Springvale VIC 3171	\$722,000	27-May-21	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 June 2021



consumer.vic.gov.au

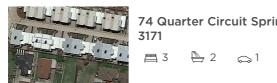




^{RS}\$740,000 Sold Date 28-May-21 43 Quarter Circuit Springvale VIC Sold Price 3171 Distance 0.07km 昌 3 2 ຸລ1



78 Quarter Circuit Springvale VIC Sold Price \$765,000 Sold Date 02-Mar-21 3171 Distance 0.08km 酉 3 2 🚔 ్ల 2



74 Quarter Circuit Springvale VIC 3171			Sold Price	^{RS} \$722,000	Sold Date	27-May-21
B 3	2 🚔	Ģ ¹			Distance	0.09km

RS = Recent sale UN = Undisclosed Sale

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