

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	6 Kabi Circuit Springvale South, 3172
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Indicative selling price

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

Range between	\$550,000 & \$600,000
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Median sale price

Median price	\$537,000	Property Type	UNIT	Suburb	SPRINGVALE SOUTH
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Corelogic

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	6/39-41 PATERSON ROAD SPRINGVALE SOUTH VIC 31727	\$630,000	05-Oct-2023
2	5/2-4 HARLEY STREET DINGLEY VILLAGE VIC 3172	\$570,000	18-Dec-2023
3	3/5 LEOPOLD AVENUE SPRINGVALE SOUTH VIC 3172	\$625,000	09-Sep-2023

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