

## 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	304 / 62 Buckingham 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).

Single price	\$458,000
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### Median sale price

Median price	\$430,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	03-Jun-2023	to	01-Jan-2024	Source	real estate

### 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	205/28 Warwick Avenue, Springvale, Vic 3171	\$425,000	14-Nov-2023
2	408/28-30 Warwick Avenue, Springvale, Vic 3171	\$395,000	16-Nov-2023
3	108/31B Buckingham Avenue, Springvale, Vic 3171	\$405,000	22-Nov-2023

This statement of information was prepared on 10-Jan-2024 at 12:16:42 PM EST