

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 2 Albion Court, Springvale South, VIC 3172

Indicative selling price

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

Price Range \$689,000 & \$725,000

Median sale price

Median price \$807,750 Property Type House Suburb Springvale South (3172)
Period - From 01/09/2022 to 31/08/2023 Source Corelogic

Comparable property sales

A 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
20 RICHARD STREET, SPRINGVALE SOUTH VIC 3172	\$736,000	01/04/2023
4 DORRIT STREET, SPRINGVALE SOUTH VIC 3172	\$700,000	14/08/2023
3 HOVEA COURT, SPRINGVALE SOUTH VIC 3172	\$750,000	07/03/2023

This Statement of Information was prepared on: 02/09/2023