

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	54 Albert Avenue Springvale, 3171
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Indicative selling price

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

Range between	\$1,450,000 & \$1,595,000
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Median sale price

Median price	\$885,000	Property Type	HOUSE	Suburb	SPRINGVALE 3171
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Period - From	01-Jun-2022	to	31-Dec-2022	Source	Corelogic
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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	31A ALBERT AVENUE SPRINGVALE VIC 3171	\$1,041,000	06-Jan-2023
2	76 GARNSWORTHY STREET SPRINGVALE VIC 3171	\$1,100,000	16-Sep-2022
3	9 HEATHER GROVE SPRINGVALE VIC 3171	\$1,126,000	23-Jul-2022

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