

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 3A Coniston Court, Springvale South, VIC 3172

Indicative selling price

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

Single Price \$1,350,000

Median sale price

Median price \$800,000 Property Type House Suburb Springvale South (3172)

Period - From 01/02/2021 to 31/01/2022 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
5 GOLDEN GROVE, SPRINGVALE SOUTH VIC 3172	\$1,025,000	14/12/2021
72 SPRING ROAD, SPRINGVALE SOUTH VIC 3172	\$1,061,000	18/12/2021
20 CORIO DRIVE, SPRINGVALE SOUTH VIC 3172	\$1,000,000	29/01/2022

This Statement of Information was prepared on: 21/02/2022