

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	4/8-10 View Road, Springvale, VIC 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)

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

Median price	\$652,944	Property Type	Unit	Suburb	Springvale (3171)
Period - From	01/10/2023	to	30/09/2024	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
16/25-37 SPRING ROAD, SPRINGVALE SOUTH VIC 3172	\$570,000	08/10/2024
2/26 LEWIS STREET, SPRINGVALE VIC 3171	\$570,000	31/07/2024
1/1071 HEATHERTON ROAD, NOBLE PARK VIC 3174	\$600,000	07/06/2024

This Statement of Information was prepared on: 16/10/2024