

# 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 35 Quarter Circuit, Springvale, VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$725,000

&

\$759,000

### Median sale price

Median price

\$639,400

Property Type

House

Suburb

Springvale (3171)

Period - From

01/06/2021

to

31/05/2022

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
21/453-457 SPRINGVALE ROAD, SPRINGVALE VIC 3171	\$775,000	21/02/2022
55 QUARTER CIRCUIT, SPRINGVALE VIC 3171	\$760,000	18/03/2022
32 ORANA WAY, SPRINGVALE VIC 3171	\$720,000	28/02/2022

This Statement of Information was prepared on: 28/06/2022