

# 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 75 Lewis Street, 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

\$850,000

&

\$900,000

### Median sale price

Median price

\$850,000

Property Type

House

Suburb

Springvale (3171)

Period - From

01/01/2021

to

31/12/2021

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
57 BURDEN STREET, SPRINGVALE VIC 3171	\$880,000	25/11/2021
29 AVONDALE STREET, SPRINGVALE VIC 3171	\$850,000	07/09/2021
14 LOLLER STREET, SPRINGVALE VIC 3171	\$875,000	08/11/2021

This Statement of Information was prepared on: 20/01/2022