

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

304/28 Warwick Avenue Springvale VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

Springvale

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

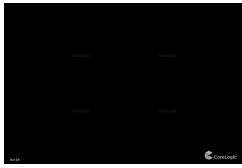
Date of sale

206/28 Warwick Avenue Springvale VIC 3171	\$405,000	14-Aug-19
208/28 Warwick Avenue Springvale VIC 3171	\$415,000	23-Oct-19
701/28 Warwick Avenue Springvale VIC 3171	\$410,000	22-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 December 2019



**206/28 Warwick Avenue
Springvale VIC 3171**

 2  1  1

Sold Price **\$405,000** Sold Date **14-Aug-19**

Distance -

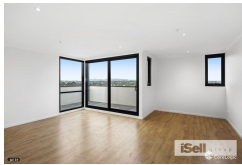


**208/28 Warwick Avenue
Springvale VIC 3171**

 2  1  1

Sold Price **\$415,000** Sold Date **23-Oct-19**

Distance -



**701/28 Warwick Avenue Springvale
VIC 3171**

 2  1  1

Sold Price **\$410,000** Sold Date **22-Jul-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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