

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	20 Jaffna Place Springvale South, 3172
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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).

Range between	\$700,000 & \$750,000
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### Median sale price

Median price	\$610,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH 3172
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Period - From	01-Jan-2022	to	31-Dec-2022	Source	Corelogic
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### Comparable property sales

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
1	1/18-20 Golden Grove Springvale South	\$713,000	11-Jul-2022
2	8 RADIANCE PLACE SPRINGVALE SOUTH VIC 3172	\$870,000	20-Jul-2022
3	15-29 COOMOORA ROAD SPRINGVALE SOUTH VIC 3172	\$769,460	14-Nov-2022

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