

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	51 Union Grove Springvale, 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,150,000 & \$1,265,000
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Median sale price

Median price	\$855,000	Property Type	HOUSE	Suburb	SPRINGVALE 3171
Period - From	31-Jan-2022	to	31-May-2022	Source	NOT PROVIDED

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	28 Heather Grove Springvale 3171	\$835,000	19-Mar-2022
2	30 Union Grove Springvale 3171	\$925,000	02-Mar-2022
3	54 St Johns Avenue Springvale 3171	\$1,080,000	16-May-2022

This statement of information was prepared on 21-Jul-2022 at 4:09:05 PM EST