

## 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><br>Including suburb and postcode | 4/33 Windsor Avenue Springvale, 3171 |
|-------------------------------------------------|--------------------------------------|

### Indicative selling price

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

|               |                       |
|---------------|-----------------------|
| Range between | \$480,000 & \$528,000 |
|---------------|-----------------------|

### Median sale price

|               |             |               |             |        |                 |
|---------------|-------------|---------------|-------------|--------|-----------------|
| Median price  | \$647,500   | Property Type | UNIT        | Suburb | SPRINGVALE 3171 |
| Period - From | 01-Nov-2021 | to            | 31-Oct-2022 | Source | Corelogic       |

### 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 | 4/1A BILLING STREET SPRINGVALE VIC 3171   | \$457,000 | 28-May-2022  |
| 2 | 5/13-15 ORSINO STREET SPRINGVALE VIC 3171 | \$457,000 | 28-Jul-2022  |
| 3 | 2/67 ALBERT AVENUE SPRINGVALE VIC 3171    | \$455,000 | 05-Jun-2022  |

This statement of information was prepared on 07-Dec-2022 at 9:17:54 AM EST