

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	13 Chava Place Springvale South, 3172
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Indicative selling price

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

Range between	\$580,000 & \$638,000
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Median sale price

Median price	\$621,500	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH 3172
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Period - From	01-Mar-2022	to	28-Feb-2023	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	1/1 CLEARY STREET SPRINGVALE SOUTH VIC 3172	\$650,000	28-Sep-2022
2	22/524-528 SPRINGVALE ROAD SPRINGVALE SOUTH VIC 3172	\$535,000	31-Jan-2023
3	10/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172	\$490,000	09-Jan-2023

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