

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

2/122 REGENT AVE Springvale, 3171

Indicative selling price

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

Single price \$375,000.00

Median sale price

Median price \$447,500.00 Property Type UNIT Suburb SPRINGVALE

Period - From 01-Jul-2020 to 11-Mar-2021 Source realestate

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	39/48-52 Ellen Street Springvale	\$470,000.00	03-Feb-2021
2	4/29 Lightwood Rd Springvale	\$475,000.00	21-Dec-2020
3	1/3 View Rd Springvale	\$400,000.00	10-Mar-2021

This statement of information was prepared on 01-Nov-2021 at 3:05:01 PM EST