

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	11 Kabi Circuit Springvale South, 3172
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Indicative selling price

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

Range between	\$610,000 & \$660,000
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Median sale price

Median price	\$614,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH
Period - From	31-Dec-2022	to	01-Nov-2023	Source	realestate.com.au

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	13 kabi Cct, Springvale South	\$651,999	31-May-2023
2	7/556-568 Springvale Rd, Springvale South	\$650,000	08-May-2023
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 07-Feb-2024 at 10:28:26 AM EST