

## 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> Including suburb and postcode	19 Jaffna Place Springvale South, 3172
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### Indicative selling price

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

Single price	\$822,000
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### Median sale price

Median price	\$822,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH 3172
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Period - From	01-May-2022	to	30-Apr-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	20 JAFFNA PLACE SPRINGVALE SOUTH VIC 3172	\$700,000	16-Dec-2022
2	2/1 AONACH STREET CLAYTON SOUTH VIC 3169	\$780,000	19-Nov-2022
3	4 LINDELL STREET NOBLE PARK NORTH VIC 3174	\$690,000	11-Jan-2023

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