

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 26 Prince Street, Springvale, VIC 3171

### Indicative selling price

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

Price Range \$695,000 & \$735,000

### Median sale price

Median price \$860,000 Property Type House Suburb Springvale (3171)  
Period - From 01/04/2021 to 31/03/2022 Source pricefinder

### Comparable property sales

A 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
4 SMITH ROAD, SPRINGVALE VIC 3171	\$710,000	13/12/2021
7 ARDGOWER ROAD, NOBLE PARK VIC 3174	\$702,000	07/11/2021
106 KELVINSIDE ROAD, NOBLE PARK VIC 3174	\$691,000	02/12/2021

This Statement of Information was prepared on: 04/04/2022