

# 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 11 Vistula Court, Springvale South, VIC 3172

### Indicative selling price

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

Price Range

\$619,000

&

\$649,000

### Median sale price

Median price

\$812,500

Property Type

House

Suburb

Springvale South (3172)

Period - From

01/07/2021

to

30/06/2022

Source

pricefinder

### Comparable property sales

A These are two 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
14 REUMAH COURT, NOBLE PARK VIC 3174	\$660,000	28/06/2022
26 TEMPLE COURT, NOBLE PARK VIC 3174	\$655,000	03/08/2022

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/08/2022