

# 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 Quarter Circuit, Springvale Vic 3171

### Indicative selling price

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

Range between \$590,000

&

\$649,000

### Median sale price

Median price \$652,500

Property Type Unit

Suburb Springvale

Period - From 01/01/2023

to 31/03/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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
1	2/40 Gove St SPRINGVALE 3171	\$652,500	18/03/2023
2	1/40 Gove St SPRINGVALE 3171	\$652,500	18/03/2023
3	2/10 Whitworth Av SPRINGVALE 3171	\$625,000	06/12/2022

**OR**

~~**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:

23/05/2023 20:15

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**Indicative Selling Price**

\$590,000 - \$649,000

**Median Unit Price**

March quarter 2023: \$652,500



 2  2  1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**2/40 Gove St SPRINGVALE 3171 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$652,500

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 117 sqm approx



**1/40 Gove St SPRINGVALE 3171 (REI)**

Agent Comments

 2  2  1

**Price:** \$652,500

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Townhouse (Res)



**2/10 Whitworth Av SPRINGVALE 3171 (REI/VG)** Agent Comments

 2  2  3

**Price:** \$625,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** Townhouse (Res)