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	cons	sumer.vic.gc	ov.au/	/underquot	ting		
Range betweer	\$590,000		&		\$649,000			
Median sale p	rice							
Median price	\$652,500	Pro	operty Type	Unit			Suburb	Springvale
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ado	dress 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



26 Quarter Circuit, Springvale Vic 3171

RT Edgar





Property Type: Townhouse (Single) Agent Comments Jenny Zhang 03 8888 2000 0450 809 188 jzhang@rtedgar.com.au

Indicative Selling Price \$590,000 - \$649,000 Median Unit Price March quarter 2023: \$652,500

Comparable Properties



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



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

Agent Comments



Price: \$652,500 Method: Auction Sale Date: 18/03/2023 Property Type: Townhouse (Res)



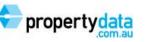
2/10 Whitworth Av SPRINGVALE 3171 (REI/VG) Agent Comments



Price: \$625,000 Method: Private Sale Date: 06/12/2022 Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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