

## 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	55 Burden Street Springvale, 3171
---	-----------------------------------

### Indicative selling price

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

Single price	\$889,000
--------------	-----------

### Median sale price

Median price	\$880,000	Property Type	HOUSE	Suburb	SPRINGVALE 3171
--------------	-----------	---------------	-------	--------	-----------------

Period - From	01-Nov-2022	to	31-Oct-2023	Source	Corelogic
---------------	-------------	----	-------------	--------	-----------

### 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	14 ASHDALE COURT SPRINGVALE VIC 3171	\$870,000	09-Jun-2023
2	16 HOPE STREET SPRINGVALE VIC 3171	\$901,000	14-Oct-2023
3	34 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$810,000	12-Oct-2023

This statement of information was prepared on 06-Mar-2024 at 5:25:37 PM EST