

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	18 Binda Avenue Springvale, 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$695,000 & \$760,000
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Median sale price

Median price	\$821,000	Property Type	NOT PROVIDED	Suburb	SPRINGVALE
Period - From	28-Feb-2022	to	27-Feb-2023	Source	realestate.com.au

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	1/1 Treesbank Avenue, Springvale, Vic 3171	\$640,000	07-Nov-2022
2	4/40 Gove Street, Springvale, Vic 3171	\$722,000	24-Aug-2022
3	7 Binda Avenue, Springvale, Vic 3171	\$810,000	05-Apr-2022

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