

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/2-4 Luxford Court Springvale, 3171
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Indicative selling price

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

Single price	\$1,145,000
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Median sale price

Median price	\$850,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE
Period - From	01-Jan-2024	to	31-Dec-2024	Source	core logic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	40 REGENT AVENUE SPRINGVALE VIC 3171	\$851,000	14-Dec-2024
2	3 MOUNTAIN CRESENT MULGRAVE VIC 3170	\$1,100,000	27-Nov-2024
3	25 BLISSINGTON STREET SPRINGVALE VIC 3171	\$950,000	26-Aug-2024

This statement of information was prepared on 20-Jan-2025 at 4:25:16 PM AEDT