

## 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	25 Newcomen Road Springvale, 3171
---	-----------------------------------

### Indicative selling price

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

Range between	\$710,000 & \$780,000
---------------	-----------------------

### Median sale price

Median price	\$800,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Jan-2024	to	07-May-2024	Source	realestate

### 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	7 Olinda Avenue, Springvale, Vic 3171	\$800,000	21-Feb-2024
2	12 Webb Avenue, Springvale, Vic 3171	\$801,000	06-May-2024
3	4 Ross Court, Springvale, Vic 3171	\$800,000	19-Apr-2024

This statement of information was prepared on 08-Aug-2024 at 4:03:51 PM AEST