

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

18/104-108 Springvale Road Springvale, 3171

Indicative selling price

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

Range between \$250,000.00 & \$275,000.00

Median sale price

Median price \$520,000.00 Property Type UNIT - 2 BEDROOM Suburb SPRINGVALE

Period - From 12-Mar-2020 to 11-Mar-2021 Source REA

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	4/1A Virginia Street, Springvale, Vic 3171	\$300,000.00	21-Jul-2020
2	9/1A Virginia Street, Springvale, Vic 3171	\$318,000.00	08-Oct-2020
3	8/2-6 Kelvin Grove, Springvale, Vic 3171	\$315,000.00	25-Jun-2020

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