## Statement of Information Single residential property located in the Melbourne metropolitan area

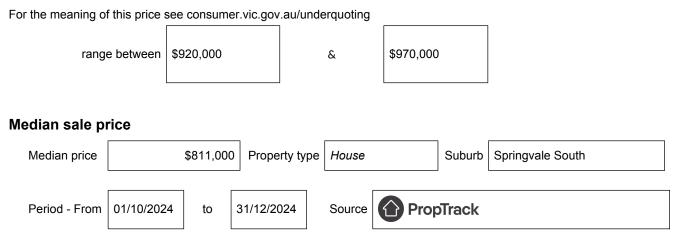
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

3/120-122 Athol Road, Springvale South, Vic 3172

## Indicative selling price



## Comparable property sales (\*Delete A or B below as applicable)

**A**\* 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 |
|---|-----------|--------------|
| 4 Lindy Court, Springvale South, VIC 3172   | \$910,000 | 16/09/2024   |
| 36 Olympic Ave, Springvale South, VIC 3172  | \$910,000 | 30/10/2024   |
| 9 Altair Street, Springvale South, VIC 3172 | \$880,000 | 26/10/2024   |

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 20/01/2025

