

## 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	3 Orion Court Springvale South, 3172
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### Indicative selling price

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

Range between	\$700,000 & \$750,000
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### Median sale price

Median price	\$846,000	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH
Period - From	01-Feb-2024	to	31-Jan-2025	Source	Corelogic

### 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	20 Altair Street, Springvale South	\$760,000	14-Sep-2024
2	8 Palana Court, Springvale South	\$777,000	29-Jan-2025
3	6 Finchley Court, Springvale South	\$650,000	01-Nov-2024

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