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	31 Ealing Crescent, Springvale South, VIC 3172

Indicative selling price

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

Price Range	$875,000	&	$925,000

Median sale price

Median price	$801,000	Property Type	House	Suburb	Springvale South (3172)
Period - From	01/08/2021	to	31/07/2022	Source	Corelogic

Comparable property sales

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
29 MARTIN STREET, SPRINGVALE SOUTH VIC 3172	$927,000	09/07/2022
8 CONISTON COURT, SPRINGVALE SOUTH VIC 3172	$900,000	30/04/2022
27 WILBERTON DRIVE, SPRINGVALE VIC 3171	$880,000	18/02/2022

This Statement of Information was prepared on: 15/08/2022