

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	32 Victoria Avenue Springvale, 3171
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Indicative selling price

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

Range between	\$1,000,000 & \$1,100,000
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Median sale price

Median price	\$820,000	Property Type	HOUSE	Suburb	SPRINGVALE
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Period - From	21-Jan-2024	to	20-Jan-2025	Source	REA
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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	41 Ash Grove, Springvale, Vic 3171	\$1,035,000	21-Sep-2024
2	56 St Johns Avenue, Springvale, Vic 3171	\$1,150,000	30-Nov-2024
3	39 Heather Grove, , Springvale, Vic 3171	\$1,020,000	26-Oct-2024

This statement of information was prepared on 20-Jan-2025 at 5:02:40 PM AEDT