

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

4/805 Princes Highway Springvale, 3171

Indicative selling price

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

Range between \$230,000.00 & \$250,000.00

Median sale price

Median price \$265,000.00 Property Type UNIT - 1 BEDROOM Suburb SPRINGVALE

Period - From 20-Mar-2020 to 19-Mar-2021 Source REA

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 | 2/799 Princes Highway, Springvale, Vic 3171 | \$317,500.00 | 08-Mar-2020 |
| 2 | 5/64 Regent Avenue, Springvale, Vic 3171 | \$235,000.00 | 23-Mar-2020 |
| 3 | 4/64 Regent Avenue, Springvale, Vic 3171 | \$240,000.00 | 19-Mar-2020 |

This statement of information was prepared on 25-Jun-2021 at 4:46:53 PM EST