

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

706/28 WARWICK AVENUE SPRINGVALE VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Springvale

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

205/62 BUCKINGHAM AVENUE SPRINGVALE VIC 3171	\$430,000	17-Dec-24
112/18 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$445,000	03-Apr-25
201/29A BROWNS ROAD CLAYTON VIC 3168	\$455,000	26-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**205/62 BUCKINGHAM AVENUE
SPRINGVALE VIC 3171**

2 1 -

Sold Price **\$430,000** Sold Date **17-Dec-24**

Distance **0.22km**



**112/18 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price **\$445,000** Sold Date **03-Apr-25**

Distance **3.38km**



**201/29A BROWNS ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price **\$455,000** Sold Date **26-Feb-25**

Distance **3.72km**

RS = Recent sale UN = Undisclosed Sale

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