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	104/20 ROYAL 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	$370,000	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$854,000	Property type	Other	Suburb	Springvale
Period-from	01 Mar 2021	to	28 Feb 2022	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
11/3 VIRGINIA STREET SPRINGVALE VIC 3171	$365,000	03-Dec-21
102/15 WINDSOR AVENUE SPRINGVALE VIC 3171	$325,000	13-Feb-22

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.

This Statement of Information was prepared on: 28 March 2022

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11/3 VIRGINIA STREET SPRINGVALE VIC 3171

1 2 1

Sold Price **$365,000** Sold Date **03-Dec-21**

Distance **0.6km**



102/15 WINDSOR AVENUE SPRINGVALE VIC 3171

1 1 1

Sold Price **$325,000** Sold Date **13-Feb-22**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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