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	31 Avondale Street Springvale, 3171

Indicative selling price

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

Range between	$800,000 & $880,000

Median sale price

Median price	$800,000	Property Type	HOUSE	Suburb	SPRINGVALE 3171
Period - From	01-Dec-2021	to	04-Aug-2022	Source	realstate

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	45 Glendale Road, Springvale, Vic 3171	$850,000	01-Aug-2022
2	17 Wareham Street, Springvale, Vic 3171	$880,000	22-Jul-2022
3	2 Birmingham Street, Springvale, Vic 3171	$900,000	29-Jun-2022

This statement of information was prepared on 03-Jan-2023 at 3:50:28 PM EST