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

4/63 Royal Ave Springvale, 3171

Indicative selling price

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

Range between $590,000.00 & $630,000.00

Median sale price

Median price $540,000.00 Property Type UNIT Suburb SPRINGVALE

Period - From 01-Mar-2019 to 28-Mar-2019 Source realestate.com

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	37 Villa Road Springvale VIC 3171 S	$685,000.00	26-Feb-2019
2	24 Bombala Street Springvale	$670,000.00	27-Sep-2018
3	3/63 royal ave springvale	$630,000.00	19-Oct-2018

This statement of information was prepared on 28-Jul-2021 at 4:29:26 PM EST