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 Broadoak Street Springvale South, 3172

Indicative selling price

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

Range between $680,000.00 & $730,000.00

Median sale price

Median price $700,000.00 Property Type HOUSE Suburb SPRINGVALE SOUTH

Period - From 08-Aug-2019 to 01-Apr-2020 Source realstate.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	25 Glenwood Drive, Springvale South, Vic 3172	NOT PROVIDED	02-Sep-2019
2	3 Bellbird Court, Springvale South, Vic 3172	$720,000.00	01-Feb-2020
3	2 Koval Crt, Springvale South, Vic 3172	$712,000.00	30-Mar-2020

This statement of information was prepared on 29-Jul-2021 at 11:47:08 AM EST