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	6/35-39 EIGHTH BOULEVARD 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	$390,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$622,500	Property type	Unit	Suburb	Springvale
Period-from	01 Apr 2023	to	31 Mar 2024	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
408/28 WARWICK AVENUE SPRINGVALE VIC 3171	$395,000	31-Oct-23
108/31B BUCKINGHAM AVENUE SPRINGVALE VIC 3171	$405,000	22-Nov-23
4/6 ST JAMES AVENUE SPRINGVALE VIC 3171	$390,000	09-Feb-24

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: 02 April 2024

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408/28 WARWICK AVENUE SPRINGVALE VIC 3171

2 1 -

Sold Price **$395,000** Sold Date **31-Oct-23**

Distance **0.36km**

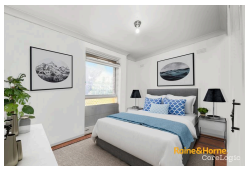


108/31B BUCKINGHAM AVENUE SPRINGVALE VIC 3171

2 1 -

Sold Price **$405,000** Sold Date **22-Nov-23**

Distance **0.56km**



4/6 ST JAMES AVENUE SPRINGVALE VIC 3171

2 1 1

Sold Price RS **$390,000** Sold Date **09-Feb-24**

Distance **0.68km**

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

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