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	3 Hovea Court, Springvale South, VIC 3172

Indicative selling price

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

Single price		or range between	$699,000	&	$739,000

Median sale price

Median price	$ 831,500	Property type	House	Suburb	SPRINGVALE SOUTH
Period - From	02/03/2022	to	01/03/2023	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	43 Spring Road Springvale South Vic 3172	$760,500	2023-02-04
2	50 Wardale Road Springvale South Vic 3172	$656,000	2023-01-26
3	55 Charlotte Street Springvale South Vic 3172	$730,000	2022-09-24

This Statement of Information was prepared on: 02/03/2023

CONSUMER AFFAIRS VICTORIA