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	17/138 Westall Road, Springvale, VIC 3171

Indicative selling price

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

Single price	$490,000	or range between		&

Median sale price

Median price	$ 888,000	Property type	House	Suburb	SPRINGVALE
Period - From	31/07/2022	to	30/07/2023	Source	core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	3/13-15 Orsino Street, Springvale Vic 3171	$492,000	2023-04-12
2	1/33 Windsor Avenue, Springvale Vic 3171	$500,000	2023-01-31
3	3/27-29 Ellen Street Springvale Vic 3171	$535,000	2023-06-01

This Statement of Information was prepared on: 31/07/2023

CONSUMER AFFAIRS VICTORIA