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	30 Flynn Street, Springvale, VIC 3171

Indicative selling price

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

Single price		or range between	$1,080,000	&	$1,130,000

Median sale price

Median price	$ 823,000	Property type	House	Suburb	SPRINGVALE
Period - From	14/04/2021	to	11/10/2021	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	29 Mcwilliam Street Springvale Vic 3171	$1,135,000	25/09/2021
2	62 Queens Avenue, Springvale Vic 3171	$1,020,100	13/09/2021
3	13 Maple Street Springvale Vic 3171	$1,150,000	20/07/2021

This Statement of Information was prepared on: 11/10/2021

CONSUMER AFFAIRS VICTORIA