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	$680,000	&	$715,000

Median sale price

Median price	$ 795,000	Property type	House	Suburb	SPRINGVALE SOUTH
Period - From	29/07/2021	to	25/01/2022	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	50 Spring Road Springvale South Vic 3172	$685,000	2021-11-13
2	15 Spring Road, Springvale South Vic 3172	$690,000	2021-10-15
3	12 Koval Court Springvale South Vic 3172	$735,000	2021-09-14

This Statement of Information was prepared on: 25/01/2022

CONSUMER AFFAIRS VICTORIA