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	2/70 Spring Road, Springvale South, VIC 3172

Indicative selling price

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

Range between $750,000 & $795,000

Median sale price

Median price $624,000 Property Type Unit Suburb Springvale south

Period - From 09/06/2024 to 08/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	1/8 Olympic Avenue Springvale South Vic 3172	$712,000	2024-05-31
2	1/2 Laura Street Clayton South Vic 3169	$800,000	2024-09-24
3	3/7-9 Dingley Court Dingley Village Vic 3172	$845,000	2024-09-21

This Statement of Information was prepared on: 09/12/2024