

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	18 PRINCESS AVENUE SPRINGVALE VIC 3171
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,400,000	&	\$1,500,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$930,500	Property type	House	Suburb	Springvale
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 ALBERT AVENUE SPRINGVALE VIC 3171	\$1,800,000	18-Dec-24
32 PRINCESS AVENUE SPRINGVALE VIC 3171	\$1,302,000	24-Apr-25
33 REGENT AVENUE SPRINGVALE VIC 3171	\$1,196,000	29-Mar-25

OR

B* 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 6 months.

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**4 ALBERT AVENUE SPRINGVALE
VIC 3171**

3 1 -

Sold Price **\$1,800,000** Sold Date **18-Dec-24**

Distance **0.12km**



**32 PRINCESS AVENUE
SPRINGVALE VIC 3171**

3 1 2

Sold Price **\$1,302,000** Sold Date **24-Apr-25**

Distance **0.25km**



**33 REGENT AVENUE SPRINGVALE
VIC 3171**

3 1 4

Sold Price **\$1,196,000** Sold Date **29-Mar-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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