

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

202/20 ROYAL AVENUE SPRINGVALE VIC 3171

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	\$430,000	&	\$470,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$665,000	Property type	Unit	Suburb	Springvale
Period-from	01 Aug 2024	to	31 Jul 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
6/35-39 EIGHTH BOULEVARD SPRINGVALE VIC 3171	\$430,000	05-Jun-25
220/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$440,000	05-Jun-25
207/15 WINDSOR AVENUE SPRINGVALE VIC 3171	\$474,500	26-Apr-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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**6/35-39 EIGHTH BOULEVARD
SPRINGVALE VIC 3171**

2 2 1

Sold Price

\$430,000 Sold Date **05-Jun-25**

Distance **0.82km**



**220/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price

\$440,000 Sold Date **05-Jun-25**

Distance **1.43km**



**207/15 WINDSOR AVENUE
SPRINGVALE VIC 3171**

2 2 1

Sold Price

\$474,500 Sold Date **26-Apr-25**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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