

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 41 Phillip Avenue, Springvale, VIC 3171

Indicative selling price

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

Single Price \$759,000

Median sale price

Median price \$785,000 Property Type House Suburb Springvale (3171)

Period - From 01/05/2020 to 30/04/2021 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
16 CHARLES AVENUE, SPRINGVALE VIC 3171	\$735,000	11/01/2021
8 FLYNN STREET, SPRINGVALE VIC 3171	\$655,000	15/05/2021
31 CHARLES AVENUE, SPRINGVALE VIC 3171	\$725,000	11/05/2021

This Statement of Information was prepared on: 19/05/2021