

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	9 Altair Street, Springvale South, VIC 3172
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$749,000	&	\$799,000
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Median sale price

Median price	\$827,500	Property Type	House	Suburb	Springvale South (3172)
Period - From	01/10/2023	to	30/09/2024	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
768 HEATHERTON ROAD, SPRINGVALE SOUTH VIC 3172	\$745,000	10/07/2024
16 ALDERNEY ROAD, SPRINGVALE SOUTH VIC 3172	\$750,000	25/04/2024
8 COTSWOLD CRESCENT, SPRINGVALE SOUTH VIC 3172	\$738,000	11/04/2024

This Statement of Information was prepared on: 02/10/2024