

# 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 1/24 Whitworth Avenue, Springvale, VIC 3171

### Indicative selling price

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

Price Range

\$790,000

&

\$840,000

### Median sale price

Median price

\$632,250

Property Type

Townhouse

Suburb

Springvale (3171)

Period - From

01/07/2023

to

30/06/2024

Source

Corelogic

### Comparable property sales

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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
18 BINDA AVENUE, SPRINGVALE VIC 3171	\$795,000	24/03/2023
34A VIEW ROAD, SPRINGVALE VIC 3171	\$810,000	03/02/2024
2/18 WHITWORTH AVENUE, SPRINGVALE VIC 3171	\$810,000	28/06/2024

This Statement of Information was prepared on: 09/07/2024