

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	11 Kabi Circuit Springvale South, 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).

Range between	\$685,000 & \$750,000
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### Median sale price

Median price	\$630,000	Property Type	TOWNHOUSE	Suburb	SPRINGVALE SOUTH
Period - From	31-Oct-2020	to	30-Oct-2021	Source	realestate.com.au

### Comparable property sales

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
1	2/968 Heatherton Road, Springvale South	\$700,000	16-Jun-2021
2	5/31-33 Olympic Ave, Springvale South	\$689,000	10-Apr-2021
3	11/542-544 Springvale Rd, Springvale South	\$695,000	12-Nov-2021

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