

## 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 Londrew Avenue 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	\$800,000 & \$880,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH
Period - From	01-Sep-2022	to	31-Aug-2023	Source	REA

### 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	53 HEATHER GROVE SPRINGVALE VIC 3171	\$890,000	25-Mar-2023
2	15 ORLOFF CLOSE CLAYTON SOUTH VIC 3169	\$825,000	15-Apr-2023
3	24 DONALD STREET SPRINGVALE VIC 3171	\$840,000	01-Jul-2023

This statement of information was prepared on 01-Sep-2023 at 4:50:56 PM EST