

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 15 Rosa Avenue, Springvale, VIC 3171

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price \$880,000 Property Type House Suburb Springvale (2650)

Period - From 01/11/2022 to 31/10/2023 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
72 ROYAL AVENUE, SPRINGVALE VIC 3171	\$1,100,000	16/09/2023
41 VIEW ROAD, SPRINGVALE VIC 3171	\$1,052,000	17/06/2023
18 THE CRESCENT, SPRINGVALE VIC 3171	\$1,011,000	21/10/2023

This Statement of Information was prepared on: 30/11/2023