

# 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 17 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

\$730,000

&

\$800,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Springvale (3171)

Period - From

01/07/2022

to

30/06/2023

Source

Price Finder

### 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
23 CHARLTON STREET, SPRINGVALE VIC 3171	\$812,000	18/02/2023
17 GLENDALE ROAD, SPRINGVALE VIC 3171	\$760,000	02/02/2023
5 EDINBURGH ROAD, SPRINGVALE VIC 3171	\$743,000	03/06/2023

This Statement of Information was prepared on: 08/08/2023