

## 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	301/28 Warwick Avenue Springvale, 3171
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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	\$400,000 & \$440,000
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### Median sale price

Median price	\$457,500	Property Type	UNIT	Suburb	SPRINGVALE
Period - From	11-Apr-2023	to	10-Apr-2024	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	408/28-30 Warwick Avenue, Springvale, Vic 3171	\$395,000	16-Nov-2023
2	108/31B Buckingham Avenue, Springvale, Vic 3171	\$405,000	22-Nov-2023
3	205/28 Warwick Avenue, Springvale, Vic 3171	\$430,000	14-Nov-2023

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