

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	33 Virginia Street Springvale, 3171
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Indicative selling price

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

Range between	\$900,000 & \$990,000
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Median sale price

Median price	\$785,500	Property Type	HOUSE	Suburb	SPRINGVALE
Period - From	29-Jul-2022	to	28-Jul-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	38 Ash Grove, Springvale, Vic 3171	\$920,000	21-Apr-2023
2	12 Merton Street, Springvale, Vic 3171	\$976,000	13-May-2023
3	102 Regent Avenue, Springvale, Vic 3171	\$1,020,000	06-Jun-2023

This statement of information was prepared on 09-Aug-2023 at 12:11:12 PM EST