

# 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 33 Wilberton Drive, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Springvale (3171)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

### 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

102 REGENT AVENUE, SPRINGVALE VIC 3171	\$1,020,000	06/06/2023
53 HEATHER GROVE, SPRINGVALE VIC 3171	\$890,000	25/03/2023
19 MEIN STREET, SPRINGVALE VIC 3171	\$907,000	15/07/2023

This Statement of Information was prepared on: 10/08/2023