

STATEMENT OF INFORMATION

36 WINDSOR AVENUE, SPRINGVALE, VIC 3171

PREPARED BY RICKY NGUYEN, ISELL GROUP, PHONE: 0420 956 239



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 WINDSOR AVENUE, SPRINGVALE, VIC



Indicative Selling Price

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

Price Range: **\$995,000 to \$1,090,000**

Provided by: Ricky Nguyen, iSell Group

MEDIAN SALE PRICE



SPRINGVALE, VIC, 3171

Suburb Median Sale Price (House)

\$865,500

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



56 WINDSOR AVE, SPRINGVALE, VIC 3171



Sale Price

\$1,230,000

Sale Date: 18/03/2023

Distance from Property: 232m



72 ROYAL AVE, SPRINGVALE, VIC 3171



Sale Price

\$1,100,000

Sale Date: 16/09/2023

Distance from Property: 446m



This report has been compiled on 22/01/2024 by iSell Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

36 WINDSOR AVENUE, SPRINGVALE, VIC 3171

Indicative selling price

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Price Range:

\$995,000 to \$1,090,000

Median sale price

Median price

\$865,500

Property type

House

Suburb

SPRINGVALE

Period

01 January 2023 to 31 December 2023

Source



Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

56 WINDSOR AVE, SPRINGVALE, VIC 3171	\$1,230,000	18/03/2023
72 ROYAL AVE, SPRINGVALE, VIC 3171	\$1,100,000	16/09/2023

This Statement of Information was prepared on:

22/01/2024