

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 **4 / 33 Windsor Avenue, Springvale 3171**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price **\$650,000** ~~or range between~~

Median sale price

Median price **\$500,000** Property type **unit** Suburb **Springvale 3171**
Period - From **01 May 2023** to **30 April 2024** Source **REA**

Comparable property sales (*Delete A or B below as applicable)

A* 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
6/5-7 Wattle Street, Springvale, Vic 3171	\$620,000	15 Dec 2023
6/897 Heatherton Road, Springvale, Vic 3171	\$637,000	09 May 2024
4/10 Whiteside Street, Springvale, Vic 3171	\$600,000	29 Apr 2024

OR

B* ~~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.~~

This Statement of Information was prepared on: **17/5/2024 15:50**