

# Statement of Information



Single residential property located in the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Street: 4 Avondale St

Suburb: Springvale

State: VIC

Postcode: 3171

## Indicative selling price

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

~~Single price: \$ \_\_\_\_\_~~

~~OR~~

Range between: \$ 700,000 and \$ 770,000

## Median sale price

Median price: \$ 850,000

Property type: HOUSE

Suburb: SPRINGVALE

Period - From: 01 / 09 / 2022 to: 31 / 08 / 2023 Source: Corelogic

## 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
1	<u>16 Hope Street, Springvale VIC 3171</u>	<u>\$ 901,000</u>	<u>14 / 10 / 2023</u>
2	<u>19 Ellen Street, Springvale VIC 3171</u>	<u>\$ 772,000</u>	<u>11 / 10 / 2023</u>
3	<u>762 - 764 Heatherton Road, Springvale South VIC 3172</u>	<u>\$ 690,101</u>	<u>13 / 09 / 2023</u>

~~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: 04 March 2024