

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	41 Ealing Crescent Springvale South, 3172
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$850,000 & \$935,000
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### Median sale price

Median price	\$800,000	Property Type	HOUSE	Suburb	SPRINGVALE SOUTH 3172
Period - From	01-Apr-2023	to	31-Mar-2024	Source	Corelogic

### 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	23 GLENWOOD DRIVE SPRINGVALE SOUTH VIC 3172	\$1,160,500	21-Oct-2023
2	13 HUME ROAD SPRINGVALE SOUTH VIC 3172	\$1,260,000	09-Mar-2024
3	30 COTSWOLD CRESCENT SPRINGVALE SOUTH VIC 3172	\$922,000	09-Dec-2023

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