

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PAUL JONES REALTY

Property offered for sale

Address
 Including suburb and
 postcode

U5-20 SPRING ROAD
 SPRINGVALE SOUTH 3172

Indicative selling price

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

Single price

or range between

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$537,000

*House

*Unit

Suburb

SPRINGVALE SOUTH

Period - From

01/08/2023

to

31/10/2023

Source

Domain.com.au

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	U7 / 816-822 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$455,000	18/11/2023
2	U4 / 29 MACKAY STREET SPRINGVALE SOUTH VIC 3172	\$450,000	09/11/2023
3			

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: 30 January 2024