

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

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb and  
postcode 102/28-30 Warwick Avenue, SPRINGVALE VIC 3171

## Indicative selling price

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

Single price \$435,000.00

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## Median sale price

(\*Delete house or unit as applicable)

Median price \$400,000.00

Suburb SPRINGVALE

Period - From 31/07/2017 to 01/05/2017

Source REALESTATE

## Comparable property sales

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 13/20 Royal Avenue, Springvale Vic 3171	\$398,000.00	07/05/2017
2 2/3 Virginia Street, Springvale Vic 3171	\$428,000.00	23/05/2017
3 301/62-64 Buckingham Avenue, Springvale Vic 3171	\$488,000.00	08/07/2017