

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 406/28 WARWICK AVENUE, SPRINGVALE VIC 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 \$* or range between \$395,000 & \$434,500

Median sale price

Median price \$575,000 Property type APARTMENT Suburb SPRINGVALE

Period - From 1/4/2022 to 31/3/2023 Source Realestate

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
211/31B WINDSOR AVENUE, SPRINGVALE VIC 3171	\$415,000	18/8/2022
8/35-39 EIGHT BLD, SPRINGVALE VIC 3171	\$440,000	9/9/2022
304/62 BUCKINGHAM AVENUE, SPRINGVALE VIC 3171	\$407,000	21/09/2022

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: 11/4/2023