# Statement of InformationSingle residential property located in the Melbourne metropolitan area

**Section 47AF of the *Estate Agents Act 1980***

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## Property offered for sale

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| AddressIncluding suburb and postcode | 204/15 WINDSOR 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 | $470000 | & | $517000 |

## Median sale price

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Median price | $540000 | Property type | *UNIT* | Suburb  | SPRINGVALE |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Period - From | 1/10/2022 | to | 30/09/2023 | Source  | Realestate.com |

## 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** |
| --- | --- | --- |
| 3/35-39 Eight Blvd, Springvale Vic 3171 | $412000 | 11/05/2023 |
| 10/3 Virginia Street, Springvale Vic 3171 | $355000 | 28/02/2023 |
| 406/28 Warwick Avenue, Springvale Vic 3171 | $434500 | 28/8/2023 |

**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.

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| This Statement of Information was prepared on:  | 21/10/2023 |