

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 103/28 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 \$415000 & \$456500

Median sale price

Median price \$500000 Property type APARTMENT Suburb SPRINGVALE

Period - From 1/2/2023 to 31/7/2023 Source PRICEFINDER

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
10/3 VIRGINIA STREET, SPRINGVALE VIC 3171	\$355000	28/2/2023
3/35-39 EIGHT BOULEVARD, SPRINGVALE VIC 3171	\$412000	11/05/2023
9/104-108 SPRINGVALE ROAD, SPRINGVALE VIC 3171	\$305000	02/06/2023

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.

This Statement of Information was prepared on: 18/07/2023