

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 706/28 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 \$438000 & \$481800

Median sale price

Median price \$612500 Property type APARTMENT Suburb SPRINGVALE

Period - From DEC 2023 to NOV 2024 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
508/28 Warwick Avenue, Springvale Vic 3171	\$430000	14/8/2024
6/35-39 Eight Boulevard, Springvale Vic 3171	\$414000	6/8/2024
110/31b Buckingham Avenue, Springvale Vic 3171	\$400000	15/6/2024

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.

04/12/2024