

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

104/28 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Springvale

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

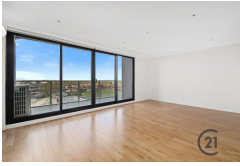
Date of sale

608/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$415,000	01-Jul-22
211/31B BUCKINGHAM AVENUE SPRINGVALE VIC 3171	\$415,000	18-Aug-22
4/9 KELVIN GROVE SPRINGVALE VIC 3171	\$550,000	12-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 01 September 2022



**608/28 WARWICK AVENUE
SPRINGVALE VIC 3171**

2 1 1

Sold Price

\$415,000

Sold Date

01-Jul-22

Distance

0km



**211/31B BUCKINGHAM AVENUE
SPRINGVALE VIC 3171**

2 1 1

Sold Price

^{RS} **\$415,000**

Sold Date

18-Aug-22

Distance

0.21km



**4/9 KELVIN GROVE SPRINGVALE
VIC 3171**

2 1 1

Sold Price

\$550,000

Sold Date

12-Mar-22

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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