

# 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 21 Prince St, Springvale Vic 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*1,150,000 & \$1,265,000

### Median sale price

Median price \$1,134,444 Property type House Suburb Springvale  
Period - From 24/09/2021 to 24/03/2022 Source Price Finder

### 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
40A Albert Ave, Springvale Vic 3171	\$1,200,000	19/03/2022
30 Flynn St, Springvale Vic 3171	\$1,291,000	06/11/2021
6 Cranley St, Springvale Vic 3171	\$1,188,888	30/09/2021

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: 24/03/2022