

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 5/24 Balmoral Ave 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 \$750000 & \$825000

**Median sale price**

Median price \$645,000 Property type *Unit* Suburb Springvale

Period - From 3/2022 to 9/2022 Source Price Finder

**Comparable property sales (\*Delete A or B below as applicable)**

**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: 12/9/2022