

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

108/31B Buckingham Avenue, Springvale, VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$390,000

&

\$420,000

Median sale price

Median price

\$ 610,000

Property type

Unit

Suburb

SPRINGVALE

Period - From

06/11/2022

to

05/11/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	7/1a Virginia Street Springvale Vic 3171	\$363,000	2023-08-05
2	4/3 Virginia Street Springvale Vic 3171	\$360,000	2023-06-17
3	406/28 Warwick Avenue Springvale Vic 3171	\$434,500	2023-08-04

This Statement of Information was prepared on:

06/11/2023

