

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 9/8 St James Ave, 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 \$320,000

or range between

&

Median sale price

Median price \$475,000

Property type *Unit*

Suburb Springvale

Period - From 18/09/2024

to

18/03/2025

Source Pricefinder

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

This Statement of Information was prepared on: 18/03/2025



SPRINGVALE 9546 9888