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	103/31B Buckingham 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	$360,000	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$611,500	Property type	Unit	Suburb	Springvale
Period-from	01 Jan 2021	to	31 Dec 2021	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
206/31B Buckingham Avenue Springvale VIC 3171	$350,000	13-Oct-21
1/15 Windsor Avenue Springvale VIC 3171	$370,000	10-Aug-21
505/28 Warwick Avenue Springvale VIC 3171	$410,000	20-Dec-21

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: 20 January 2022

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206/31B Buckingham Avenue Springvale VIC 3171

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Sold Price **$350,000** Sold Date **13-Oct-21**

Distance **-**



1/15 Windsor Avenue Springvale VIC 3171

2 - -

Sold Price **$370,000** Sold Date **10-Aug-21**

Distance **0.24km**



505/28 Warwick Avenue Springvale VIC 3171

2 1 1

Sold Price RS **$410,000** UN Sold Date **20-Dec-21**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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