

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

606/28 WARWICK 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

\$395,000

&

\$434,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Springvale

Period-from

01 Nov 2022

to

31 Oct 2023

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

8/29 ALBERT AVENUE SPRINGVALE VIC 3171	\$400,000	21-Sep-23
602/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$420,000	22-Aug-23
406/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$434,500	04-Aug-23

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: 21 November 2023

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**8/29 ALBERT AVENUE
SPRINGVALE VIC 3171**

 2  1  1

Sold Price **\$400,000** Sold Date **21-Sep-23**

Distance **0.61km**



**602/28 WARWICK AVENUE
SPRINGVALE VIC 3171**

 2  1  1

Sold Price **\$420,000** Sold Date **22-Aug-23**

Distance **0km**



**406/28 WARWICK AVENUE
SPRINGVALE VIC 3171**

 2  1  1

Sold Price **\$434,500** Sold Date **04-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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