# Statement of Information Multiple residential properties located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Unit offered for sale

Address Including suburb and postcode

39-45 Sandown Road, SPRINGVALE, VIC 3171

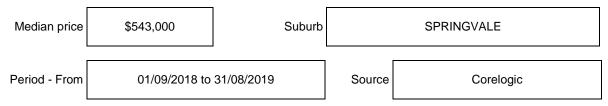
## Indicative selling price

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

#### Unit type or class

e.g. One bedroom units	Single price	_	Lower price		Higher price
2 Bedroom + Study Townhouses		Or range between	\$680,200	&	\$683,300
3 Bedroom + Study Townhouses		Or range between	\$764,300	&	\$781,300
4 Bedroom Townhouses		Or range between	\$751,300	&	\$763,300

### Suburb unit median sale price



### **Comparable property sales**

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

#### Unit type or class

E.g. One bedroom units	Address of comparable unit		Price	Date of sale
2-4 Bedroom Townhouses	1.	35A Hanleth Avenue, Springvale VIC 3171	\$746,000	24/05/2019
	2.	14 Tarala Close, Springvale VIC 3171	\$669,888	18/07/2019
	3.	24 Binda Avenue, Springvale VIC 3171	\$688,000	27/07/2019

This Statement of Information was prepared on:

16/09/2019

