

## 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/](http://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

Median price

\$543,000

Suburb

SPRINGVALE

Period - From

01/09/2018 to 31/08/2019

Source

Corelogic

### 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