

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

705/28 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2024

to

31 May 2025

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

301/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$428,000	10-May-24
508/28 WARWICK AVENUE SPRINGVALE VIC 3171	\$430,000	14-Aug-24

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: 19 June 2025

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301/28 WARWICK AVENUE SPRINGVALE VIC 3171

2 1 1

Sold Price

\$428,000

Sold Date **10-May-24**

Distance

0km



508/28 WARWICK AVENUE SPRINGVALE VIC 3171

2 1 -

Sold Price

\$430,000

Sold Date **14-Aug-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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