

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

2/12 FLYNN STREET 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/6 DAVIDSON STREET SPRINGVALE VIC 3171	\$670,000	12-Feb-22
2/52 STEPHENSON STREET SPRINGVALE VIC 3171	\$713,500	09-Oct-21
3/12 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$650,000	16-Jan-22

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: 22 March 2022



1/6 DAVIDSON STREET SPRINGVALE VIC 3171

 3  1  -

Sold Price

^{RS} \$670,000 Sold Date 12-Feb-22

Distance 0.13km



2/52 STEPHENSON STREET SPRINGVALE VIC 3171

 3  2  2

Sold Price

^{RS} \$713,500 Sold Date 09-Oct-21

Distance 1.24km



3/12 WHITWORTH AVENUE SPRINGVALE VIC 3171

 3  1  1

Sold Price

^{RS} \$650,000 Sold Date 16-Jan-22

Distance 0.74km

RS = Recent sale

UN = Undisclosed Sale

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