

## 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

2/9 Doris Court Springvale South VIC 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Mar 2020

to

28 Feb 2021

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

4/5 Leopold Avenue Springvale South VIC 3172	\$500,000	09-Feb-21
1/816-822 Heatherton Road Springvale South VIC 3172	\$490,000	30-Dec-20
6/76-78 Athol Road Springvale South VIC 3172	\$470,000	25-Oct-20

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: 16 March 2021



**4/5 Leopold Avenue Springvale  
 South VIC 3172**

 2  1  1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**09-Feb-21**

Distance

**1.88km**



**1/816-822 Heatherton Road  
 Springvale South VIC 3172**

 2  1  4

Sold Price

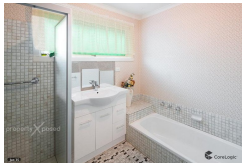
**\$490,000**

Sold Date

**30-Dec-20**

Distance

**0.37km**



**6/76-78 Athol Road Springvale  
 South VIC 3172**

 2  1  2

Sold Price

**\$470,000**

Sold Date

**25-Oct-20**

Distance

**1.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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