

## 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

5/90 ATHOL ROAD SPRINGVALE SOUTH VIC 3172

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Springvale South

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/29A MACKAY STREET SPRINGVALE SOUTH VIC 3172	\$450,000	09-Nov-23
10/90 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$483,000	04-Sep-23
4/3 LEOPOLD AVENUE SPRINGVALE SOUTH VIC 3172	\$520,000	03-Jul-23

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: 10 January 2024


**4/29A MACKAY STREET  
SPRINGVALE SOUTH VIC 3172**

 2
  1
  1

Sold Price **\$450,000** Sold Date **09-Nov-23**

Distance **0.16km**


**10/90 ATHOL ROAD SPRINGVALE  
SOUTH VIC 3172**

 2
  1
  1

Sold Price **\$483,000** Sold Date **04-Sep-23**

Distance **0.02km**


**4/3 LEOPOLD AVENUE  
SPRINGVALE SOUTH VIC 3172**

 2
  1
  1

Sold Price **\$520,000** Sold Date **03-Jul-23**

Distance **0.3km**

RS = Recent sale      UN = Undisclosed Sale

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