

## 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

70 Hillside Street Springvale VIC 3171

### 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,000

Property type

House

Suburb

Springvale

Period-from

01 Mar 2019

to

29 Feb 2020

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

5 Marlene Court Springvale VIC 3171	\$760,000	07-Dec-19
1 Phillip Avenue Springvale VIC 3171	\$692,500	07-Dec-19
4 Glendale Road Springvale VIC 3171	\$743,000	05-Oct-19

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: 24 March 2020



**5 Marlene Court Springvale VIC 3171** Sold Price **\$760,000** Sold Date **07-Dec-19**

 3  1  1

Distance **0.34km**



**1 Phillip Avenue Springvale VIC 3171** Sold Price **\$692,500** Sold Date **07-Dec-19**

 3  1  1

Distance **0.66km**



**4 Glendale Road Springvale VIC 3171** Sold Price **\$743,000** Sold Date **05-Oct-19**

 3  1  2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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