

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

1 Marlene Court, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$825,000

Median sale price

Median price \$875,000

Property Type House

Suburb Springvale

Period - From 01/01/2024

to

31/03/2024

Source REIV

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 six 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	9 Mcwilliam St SPRINGVALE 3171	\$802,500	25/05/2024
2	1/77 Hillside St SPRINGVALE 3171	\$790,000	16/03/2024
3	1/7 Whiteside St SPRINGVALE 3171	\$750,000	06/04/2024

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 six months.~~

This Statement of Information was prepared on:

30/06/2024 13:14



 3  2  1

Property Type: House
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
March quarter 2024: \$875,000

Comparable Properties



9 Mcwilliam St SPRINGVALE 3171 (REI)

Agent Comments

 3  1  2

Price: \$802,500
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 588 sqm approx



1/77 Hillside St SPRINGVALE 3171 (REI)

Agent Comments

 3  2  1

Price: \$790,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 298 sqm approx



1/7 Whiteside St SPRINGVALE 3171 (REI)

Agent Comments

 3  2  1

Price: \$750,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Unit
Land Size: 313 sqm approx