

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

3/15 Marlene Court 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Springvale

Period-from

01 Nov 2019

to

31 Oct 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

1/7 Neville Court Springvale VIC 3171	\$540,000	02-Jun-20
1/56 Virginia Street Springvale VIC 3171	\$595,000	21-Jul-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.

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**1/7 Neville Court Springvale VIC
3171**

3 1 1

Sold Price **\$540,000** Sold Date **02-Jun-20**

Distance **0.23km**



**1/56 Virginia Street Springvale VIC
3171**

4 1 1

Sold Price **\$595,000** Sold Date **21-Jul-20**

Distance **1.39km**

RS = Recent sale **UN** = Undisclosed Sale

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