

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

2/47 Springvale Road 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

\$640,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2020

to

31 May 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

2/14 Watt Street Springvale VIC 3171	\$685,000	15-May-21
27 Orana Way Springvale VIC 3171	\$705,000	30-Apr-21
1/20 Whitworth Avenue Springvale VIC 3171	\$670,000	08-Apr-21

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: 23 June 2021

2/14 Watt Street Springvale VIC 3171

Sold Price

^{RS}

\$685,000

Sold Date

15-May-21

 2

 2

 1

Distance

0.88km

27 Orana Way Springvale VIC 3171

Sold Price

\$705,000

Sold Date

30-Apr-21

 3

 2

 2

Distance

1.49km



1/20 Whitworth Avenue Springvale VIC 3171

Sold Price

\$670,000

Sold Date

08-Apr-21

 2

 2

 1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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