

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

4 Elm Grove 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,750

Property type

House

Suburb

Springvale

Period-from

01 Jul 2019

to

30 Jun 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

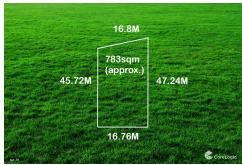
Date of sale

5 Trevethic Road Springvale VIC 3171	\$1,130,000	28-Feb-20
931 Heatherton Road Springvale VIC 3171	\$1,150,000	16-May-20
39 Moncur Avenue Springvale VIC 3171	\$1,040,000	05-Mar-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.~~

This Statement of Information was prepared on: 13 July 2020


5 Trevethic Road Springvale VIC 3171
 4  1  1

Sold Price

\$1,130,000

Sold Date

28-Feb-20

Distance

0.57km

931 Heatherton Road Springvale VIC 3171
 3  2  4

Sold Price

^{RS} **\$1,150,000**

Sold Date

16-May-20

Distance

1.14km

39 Moncur Avenue Springvale VIC 3171
 5  3  2

Sold Price

\$1,040,000

Sold Date

05-Mar-20

Distance

1.16km
RS = Recent sale

UN = Undisclosed Sale

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