

## 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

26 WAREHAM STREET SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Springvale

Period-from

01 Sep 2022

to

31 Aug 2023

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

23 WAREHAM STREET SPRINGVALE VIC 3171	\$950,000	07-May-23
33 VIRGINIA STREET SPRINGVALE VIC 3171	\$985,000	19-Aug-23
12 MERTON STREET SPRINGVALE VIC 3171	\$976,000	13-May-23

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: 07 September 2023



**23 WAREHAM STREET  
SPRINGVALE VIC 3171**

 3  1  2

Sold Price **\$950,000** Sold Date **07-May-23**

Distance **0.07km**



**33 VIRGINIA STREET SPRINGVALE  
VIC 3171**

 3  1  2

Sold Price <sup>RS</sup> **\$985,000** Sold Date **19-Aug-23**

Distance **0.9km**



**12 MERTON STREET SPRINGVALE  
VIC 3171**

 3  1  2

Sold Price **\$976,000** Sold Date **13-May-23**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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