

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

2/44 VIEW 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

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

4/46 VIEW ROAD SPRINGVALE VIC 3171	\$625,000	22-Aug-23
104 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$671,500	09-Jun-23
26 QUARTER CIRCUIT SPRINGVALE VIC 3171	-	14-Jun-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: 14 September 2023

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**4/46 VIEW ROAD SPRINGVALE
VIC 3171**
 2  2  1

Sold Price

^{RS} **\$625,000** Sold Date **22-Aug-23**

 Distance **0.02km**

**104 QUARTER CIRCUIT
SPRINGVALE VIC 3171**
 2  2  1

Sold Price

^{RS} **\$671,500** Sold Date **09-Jun-23**

 Distance **0.04km**

**26 QUARTER CIRCUIT
SPRINGVALE VIC 3171**
 2  2  1

Sold Price

^{RS - UN} Sold Date **14-Jun-23**

 Distance **0.16km**
RS = Recent sale

UN = Undisclosed Sale

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