

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 Dodds Street, Springvale, VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$849,000

Median sale price

Median price \$885,000 Property Type House Suburb Springvale (3171)

Period - From 01/01/2022 to 31/12/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
51 LAWN ROAD, NOBLE PARK VIC 3174	\$800,000	30/11/2022
13 SIMON AVENUE, OFFICER VIC 3809	\$820,000	26/11/2022
118 KEMP STREET, SPRINGVALE VIC 3171	\$870,000	13/01/2023

This Statement of Information was prepared on: 26/01/2023