Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 WAREHAM STREET 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Springvale
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 MERTON STREET SPRINGVALE VIC 3171	925000	30-Mar-22
23 STEPHENSON STREET SPRINGVALE VIC 3171	955000	05-Mar-22
28 KEMP STREET SPRINGVALE VIC 3171	1111000	07-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 June 2022

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14 MERTON STREET SPRINGVALE VIC 3171

3 1 3

Sold Price **925000** Sold Date **30-Mar-22**

Distance **1.18km**



23 STEPHENSON STREET SPRINGVALE VIC 3171

3 1 3

Sold Price **955000** Sold Date **05-Mar-22**

Distance **0.59km**



28 KEMP STREET SPRINGVALE VIC 3171

4 1 3

Sold Price RS **1111000** Sold Date **07-May-22**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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