

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

5/724-730 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172

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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Springvale South

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 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

8/12-20 BOURNEMOUTH AVENUE SPRINGVALE VIC 3171	\$517,000	08-Mar-22
3/816-822 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$510,000	02-Apr-22
4/27 OLYMPIC AVENUE SPRINGVALE SOUTH VIC 3172	\$466,000	19-Dec-21

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.~~

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**8/12-20 BOURNEMOUTH AVENUE
SPRINGVALE VIC 3171**

2 1 1

Sold Price

\$517,000

Sold Date **08-Mar-22**

Distance

0.4km



**3/816-822 HEATHERTON ROAD
SPRINGVALE SOUTH VIC 3172**

2 1 2

Sold Price

\$510,000

Sold Date **02-Apr-22**

Distance

0.67km



**4/27 OLYMPIC AVENUE
SPRINGVALE SOUTH VIC 3172**

2 1 1

Sold Price

\$466,000

Sold Date **19-Dec-21**

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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