

## 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

4/4A Colonsay Road Springvale VIC 3171

### Indicative selling price

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

Single Price

or range  
between

\$273,000

&

\$300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Springvale

Period-from

01 Sep 2020

to

31 Aug 2021

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

14/4A Colonsay Road Springvale VIC 3171	\$290,000	12-Feb-21
7/8 St James Avenue Springvale VIC 3171	\$280,000	27-May-21
7/17 Royal Avenue Springvale VIC 3171	\$240,000	14-May-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.~~

This Statement of Information was prepared on: 16 September 2021



**14/4A Colonsay Road Springvale VIC 3171**

 1  1  1

Sold Price **\$290,000** Sold Date **12-Feb-21**

Distance **0.03km**



**7/8 St James Avenue Springvale VIC 3171**

 1  1  1

Sold Price **\$280,000** Sold Date **27-May-21**

Distance **0.73km**



**7/17 Royal Avenue Springvale VIC 3171**

 1  1  1

Sold Price **\$240,000** Sold Date **14-May-21**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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