

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 Roma Court 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

House

Suburb

Springvale South

Period-from

01 May 2019

to

30 Apr 2020

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

| | | |
|---|-----------|-----------|
| 26 Gwent Street Springvale South VIC 3172 | \$650,000 | 18-Jun-19 |
| 4 Northgate Drive Springvale South VIC 3172 | \$649,000 | 12-Nov-19 |
| 28 Darren Road Springvale South VIC 3172 | \$640,000 | 01-Jun-19 |

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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**26 Gwent Street Springvale South
VIC 3172**

Sold Price

\$650,000

Sold Date

18-Jun-19

4 1 5

Distance

0.12km



**4 Northgate Drive Springvale South
VIC 3172**

Sold Price

\$649,000

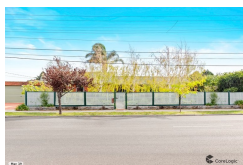
Sold Date

12-Nov-19

3 1 4

Distance

0.2km



**28 Darren Road Springvale South
VIC 3172**

Sold Price

\$640,000

Sold Date

01-Jun-19

3 1 2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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