

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

1 QUARTER CIRCUIT 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

\$775,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Townhouse

Suburb

Springvale

Period-from

01 Jan 2023

to

31 Dec 2023

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

3 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$750,000	19-Jul-23
12 TALARA CLOSE SPRINGVALE VIC 3171	\$780,000	07-Jul-23
10 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$845,000	09-Sep-23

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: 22 January 2024

**3 QUARTER CIRCUIT SPRINGVALE
VIC 3171**3  2  1 

Sold Price

\$750,000

Sold Date

19-Jul-23

Distance

0.01km**12 TALARA CLOSE SPRINGVALE
VIC 3171**3  2  1 

Sold Price

\$780,000

Sold Date

07-Jul-23

Distance

1.84km**10 QUARTER CIRCUIT SPRINGVALE
VIC 3171**3  2  2 

Sold Price

\$845,000

Sold Date

09-Sep-23

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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