

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

6 FLYNN 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Springvale

Period-from

01 Jun 2022

to

31 May 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

2 DAVIDSON STREET SPRINGVALE VIC 3171

\$860,000

08-Mar-23

118 KEMP STREET SPRINGVALE VIC 3171

\$870,000

13-Jan-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: 01 June 2023



2 DAVIDSON STREET SPRINGVALE VIC 3171 Sold Price **\$860,000** Sold Date **08-Mar-23**

3 1 1

Distance **0.12km**



118 KEMP STREET SPRINGVALE VIC 3171 Sold Price ^{RS} **\$870,000** Sold Date **13-Jan-23**

4 2 2

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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