

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

4/29 Lightwood Road 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Springvale

Period-from

01 Nov 2019

to

31 Oct 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

2/22 Ellt Crescent Noble Park VIC 3174	\$480,000	16-Oct-20
38/48-52 Ellen Street Springvale VIC 3171	\$470,000	21-Oct-20
3/12 Kilberry Avenue Springvale South VIC 3172	\$493,000	30-Jul-20

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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2/22 Ellt Crescent Noble Park VIC 3174

Sold Price

^{RS} **\$480,000** Sold Date **16-Oct-20**

2 1 1

Distance **1.34km**



38/48-52 Ellen Street Springvale VIC 3171

Sold Price

^{RS} **\$470,000** Sold Date **21-Oct-20**

2 1 1

Distance **1.49km**



3/12 Kilberry Avenue Springvale South VIC 3172

Sold Price

\$493,000 Sold Date **30-Jul-20**

2 1 1

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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