

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

1/39 VIEW 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,944

Property type

Unit

Suburb

Springvale

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/83 CALLANDER ROAD NOBLE PARK VIC 3174	680000	23-Jul-24
1/70 QUEENS AVENUE SPRINGVALE VIC 3171	720000	01-Jun-24
1/8 OLYMPIC AVENUE SPRINGVALE SOUTH VIC 3172	712000	31-May-24

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: 03 November 2024



**1/83 CALLANDER ROAD NOBLE
PARK VIC 3174**

3 1 2

Sold Price **680000** Sold Date **23-Jul-24**

Distance **1.95km**



**1/70 QUEENS AVENUE
SPRINGVALE VIC 3171**

3 2 1

Sold Price **720000** Sold Date **01-Jun-24**

Distance **1.87km**



**1/8 OLYMPIC AVENUE
SPRINGVALE SOUTH VIC 3172**

3 1 2

Sold Price **712000** Sold Date **31-May-24**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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