

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

3/46 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Springvale

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/18 View Road Springvale VIC 3171	\$550,000	13-Oct-21
2/51 Ellt Crescent Noble Park VIC 3174	\$575,000	22-May-21
3/11 Wall Street Noble Park VIC 3174	\$550,000	10-Sep-21

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: 11 November 2021



4/18 View Road Springvale VIC 3171 Sold Price **\$550,000** Sold Date **13-Oct-21**

 2  2  1

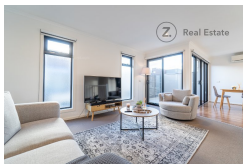
Distance **0.27km**



2/51 Ellt Crescent Noble Park VIC 3174 Sold Price **\$575,000** Sold Date **22-May-21**

 2  2  1

Distance **1.57km**



3/11 Wall Street Noble Park VIC 3174 Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **10-Sep-21**

 2  2  1

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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