

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

13 ORANA WAY 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

\$725,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Springvale

Period-from

01 Mar 2023

to

29 Feb 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

7 AMARYN COURT SPRINGVALE VIC 3171	\$745,000	22-Feb-24
29 ORANA WAY SPRINGVALE VIC 3171	\$750,000	22-Mar-23
7/4 LUCIAN AVENUE SPRINGVALE VIC 3171	\$750,000	03-May-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.~~

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**7 AMARYN COURT SPRINGVALE
VIC 3171**

Sold Price

^{RS} **\$745,000** Sold Date **22-Feb-24**

3 2 2

Distance **0.1km**



**29 ORANA WAY SPRINGVALE VIC
3171**

Sold Price

\$750,000 Sold Date **22-Mar-23**

3 2 2

Distance **0.06km**



**7/4 LUCIAN AVENUE SPRINGVALE
VIC 3171**

Sold Price

Sold Date **03-May-23**

4 2 1

Distance **1.17km**

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

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