

## 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

1/18 VIEW ROAD SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,800

Property type

Unit

Suburb

Springvale

Period-from

01 Aug 2021

to

31 Jul 2022

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

8/18 WATT STREET SPRINGVALE VIC 3171	\$560,000	21-Feb-22
7/8-10 BESSEMER STREET SPRINGVALE VIC 3171	\$580,000	14-May-22
5/18 VIEW ROAD SPRINGVALE VIC 3171	\$599,000	29-Mar-22

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: 13 August 2022



### 8/18 WATT STREET SPRINGVALE VIC 3171

 2
  2
  1

Sold Price

**\$560,000**

Sold Date

**21-Feb-22**

Distance

**1.33km**


### 7/8-10 BESSEMER STREET SPRINGVALE VIC 3171

 2
  2
  1

Sold Price

**\$580,000**

Sold Date

**14-May-22**

Distance

**1.39km**


### 5/18 VIEW ROAD SPRINGVALE VIC 3171

 2
  2
  1

Sold Price

**\$599,000**

Sold Date

**29-Mar-22**

Distance

**0.03km**

RS = Recent sale

UN = Undisclosed Sale

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