

## 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

23B Sullivan Street 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

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2019

to

30 Sep 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

2/13 Seaview Crescent Mulgrave VIC 3170	\$766,000	25-Jul-20
2/43 Wattle Grove Mulgrave VIC 3170	\$795,000	18-Jul-20
2/766 Springvale Road Mulgrave VIC 3170	\$700,000	10-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.~~

This Statement of Information was prepared on: 26 October 2020



**2/13 Seaview Crescent Mulgrave VIC 3170**

 3  2  1

Sold Price **\$766,000** Sold Date **25-Jul-20**

Distance **1.08km**



**2/43 Wattle Grove Mulgrave VIC 3170**

 3  2  1

Sold Price **\$795,000** Sold Date **18-Jul-20**

Distance **1km**



**2/766 Springvale Road Mulgrave VIC 3170**

 3  2  1

Sold Price **\$700,000** Sold Date **10-Jul-20**

Distance **1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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