

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

2/28 Hope Street 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Springvale

Period-from

01 Aug 2020

to

31 Jul 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

1/8 Whitworth Avenue Springvale VIC 3171	\$634,000	25-Feb-21
1/40 Amiel Street Springvale VIC 3171	\$616,000	22-May-21
1/739 Heatherton Road Springvale VIC 3171	\$627,000	01-May-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.~~

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1/8 Whitworth Avenue Springvale
VIC 3171

Sold Price

\$634,000

Sold Date

25-Feb-21

3 1 1

Distance

0.47km



1/40 Amiel Street Springvale VIC
3171

Sold Price

\$616,000

Sold Date

22-May-21

3 1 2

Distance

0.79km



1/739 Heatherton Road Springvale
VIC 3171

Sold Price

\$627,000

Sold Date

01-May-21

3 1 2

Distance

2.92km

RS = Recent sale

UN = Undisclosed Sale

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