

## 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

9 SILVERDALE COURT SPRINGVALE SOUTH VIC 3172

### 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$829,500

Property type

House

Suburb

Springvale South

Period-from

01 Jul 2021

to

30 Jun 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

14 ALBION COURT SPRINGVALE SOUTH VIC 3172	\$760,000	01-Feb-22
28 GLASSFORD AVENUE SPRINGVALE SOUTH VIC 3172	\$839,000	30-Apr-22
11 SILVERDALE COURT SPRINGVALE SOUTH VIC 3172	-	02-May-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: 07 July 2022

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**14 ALBION COURT SPRINGVALE  
SOUTH VIC 3172**
 3  1  2

Sold Price

**\$760,000**

Sold Date

**01-Feb-22**

Distance

**0.34km**

**28 GLASSFORD AVENUE  
SPRINGVALE SOUTH VIC 3172**
 3  2  2

Sold Price

**\$839,000**

Sold Date

**30-Apr-22**

Distance

**0.78km**
**Notes from your agent**

\$1545 p/sqm


**11 SILVERDALE COURT  
SPRINGVALE SOUTH VIC 3172**
 3  2  2

Sold Price

<sup>RS</sup>

Sold Date

**02-May-22**

Distance

**0.02km**
**Notes from your agent**

Sold for \$820,000

\$1538 p/sqm

**RS** = Recent sale

**UN** = Undisclosed Sale

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