

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

3/816-822 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172

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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Mar 2021

to

28 Feb 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

24/780-788 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$468,888	26-Apr-21
4/27 OLYMPIC AVENUE SPRINGVALE SOUTH VIC 3172	\$466,000	19-Dec-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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**24/780-788 HEATHERTON ROAD
SPRINGVALE SOUTH VIC 3172**

Sold Price

\$468,888

Sold Date

26-Apr-21

2 1 1

Distance

-



**4/27 OLYMPIC AVENUE
SPRINGVALE SOUTH VIC 3172**

Sold Price

\$466,000

Sold Date

19-Dec-21

2 1 1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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