

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

5/18 VIEW ROAD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale

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

3/46 VIEW ROAD SPRINGVALE VIC 3171	\$592,000	23-Nov-21
3/20 UNION GROVE SPRINGVALE VIC 3171	\$636,000	21-Dec-21
5/897 HEATHERTON ROAD SPRINGVALE VIC 3171	\$620,000	02-Nov-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.~~

This Statement of Information was prepared on: 21 March 2022



3/46 VIEW ROAD SPRINGVALE VIC 3171

2 2 1

Sold Price **\$592,000** Sold Date **23-Nov-21**

Distance **0.27km**



3/20 UNION GROVE SPRINGVALE VIC 3171

2 2 1

Sold Price **\$636,000** Sold Date **21-Dec-21**

Distance **0.36km**



5/897 HEATHERTON ROAD SPRINGVALE VIC 3171

2 2 1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **02-Nov-21**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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