

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

104 QUARTER CIRCUIT 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

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale

Period-from

01 May 2022

to

30 Apr 2023

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

4/10 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$620,000	18-Feb-23
2/35 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$620,500	03-Jan-23
2/3 BALDWIN AVENUE NOBLE PARK VIC 3174	\$640,000	09-May-23

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: 31 May 2023



**4/10 WHITWORTH AVENUE
SPRINGVALE VIC 3171**

 2  2  1

Sold Price **\$620,000** Sold Date **18-Feb-23**

Distance **1.83km**



**2/35 NOCKOLDS CRESCENT
NOBLE PARK VIC 3174**

 2  2  1

Sold Price **\$620,500** Sold Date **03-Jan-23**

Distance **1.56km**



**2/3 BALDWIN AVENUE NOBLE
PARK VIC 3174**

 2  2  1

Sold Price ^{RS} **\$640,000** Sold Date **09-May-23**

Distance **2.46km**

RS = Recent sale

UN = Undisclosed Sale

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