

## 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

2/16 Oak Grove Springvale VIC 3171

### 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/21 Treesbank Avenue Springvale VIC 3171	\$615,000	04-Jul-20
1/56 Virginia Street Springvale VIC 3171	\$595,000	21-Jul-20
3/6 Bournemouth Avenue Springvale VIC 3171	\$590,000	26-May-20

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: 06 October 2020



**2/21 Treesbank Avenue Springvale VIC 3171**

 3  2  1

Sold Price

**\$615,000**

Sold Date

**04-Jul-20**

Distance

**0.79km**



**1/56 Virginia Street Springvale VIC 3171**

 4  1  1

Sold Price

**\$595,000**

Sold Date

**21-Jul-20**

Distance

**0.86km**



**3/6 Bournemouth Avenue Springvale VIC 3171**

 3  2  1

Sold Price

**\$590,000**

Sold Date

**26-May-20**

Distance

**1.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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