

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 96 Ellen Street, Springvale, VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$739,000

&

\$809,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Springvale (3171)

Period - From

01/01/2021

to

31/12/2021

Source

Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
42 BERTHA STREET, SPRINGVALE VIC 3171	\$808,000	09/09/2021
82 WINDSOR AVENUE, SPRINGVALE VIC 3171	\$800,000	07/10/2021
809 HEATHERTON ROAD, SPRINGVALE VIC 3171	\$770,000	16/12/2021

This Statement of Information was prepared on: 19/01/2022