

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

40 STEPHENSON STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Springvale

Period-from

01 Feb 2023

to

31 Jan 2024

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

89 ELLEN STREET SPRINGVALE VIC 3171	\$830,000	25-Nov-23
25 BIRMINGHAM STREET SPRINGVALE VIC 3171	\$860,000	21-Sep-23
35 NULLAWIL STREET SPRINGVALE VIC 3171	\$821,000	15-Aug-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: 07 February 2024



89 ELLEN STREET SPRINGVALE VIC 3171

 3  1  1

Sold Price

\$830,000

Sold Date **25-Nov-23**

Distance **1.67km**



25 BIRMINGHAM STREET SPRINGVALE VIC 3171

 4  1  4

Sold Price

\$860,000

Sold Date **21-Sep-23**

Distance **1.47km**



35 NULLAWIL STREET SPRINGVALE VIC 3171

 4  3  2

Sold Price

^{RS} **\$821,000**

Sold Date **15-Aug-23**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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