

## 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

2/1 Hosken Street Springvale South VIC 3172

### 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,500

Property type

Unit

Suburb

Springvale South

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                                     |           |           |
|-----------------------------------------------------|-----------|-----------|
| 1/942-946 Heatherton Road Springvale South VIC 3172 | \$512,000 | 30-Sep-21 |
| 13 Spring Road Springvale South VIC 3172            | \$476,000 | 22-Jul-21 |
| 4/43 Paterson Road Springvale South VIC 3172        | \$460,000 | 08-Jul-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: 09 October 2021

Susanna Nguyen

M 9975 7888

E clayton@jxre.com.au


**1/942-946 Heatherton Road  
Springvale South VIC 3172**
 2    1    2

Sold Price

<sup>RS</sup>
**\$512,000**

Sold Date

**30-Sep-21**

Distance

**0.4km**

**13 Spring Road Springvale South  
VIC 3172**
 2    1    1

Sold Price

**\$476,000**

Sold Date

**22-Jul-21**

Distance

**1.32km**

**4/43 Paterson Road Springvale  
South VIC 3172**
 2    1    1

Sold Price

**\$460,000**

Sold Date

**08-Jul-21**

Distance

**1.78km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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