

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

9A Altair Street Springvale South VIC 3172

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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,500

Property type

Unit

Suburb

Springvale South

Period-from

01 Apr 2020

to

31 Mar 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

1/519 Springvale Road Springvale South VIC 3172	\$667,500	22-Dec-20
5/31-33 Olympic Avenue Springvale South VIC 3172	\$689,000	10-Apr-21
8/12-18 Harold Road Springvale South VIC 3172	\$590,000	09-Jan-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: 26 April 2021



**1/519 Springvale Road Springvale
 South VIC 3172**

 3  2  1

Sold Price

\$667,500

Sold Date **22-Dec-20**

Distance **0.73km**



**5/31-33 Olympic Avenue Springvale
 South VIC 3172**

 3  2  2

Sold Price

^{RS} **\$689,000**

Sold Date **10-Apr-21**

Distance **1.07km**



**8/12-18 Harold Road Springvale
 South VIC 3172**

 2  1  1

Sold Price

\$590,000

Sold Date **09-Jan-21**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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