

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

1/46 View Road 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

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Springvale

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

3/927 Heatherton Road Springvale VIC 3171	\$627,500	11-Feb-21
2/85 View Road Springvale VIC 3171	\$510,000	18-Jan-21
4/37 Lightwood Road Springvale VIC 3171	\$580,000	18-Nov-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: 01 April 2021



3/927 Heatherton Road Springvale VIC 3171

 2  2  1

Sold Price

^{RS} **\$627,500**

Sold Date

11-Feb-21

Distance

0.55km



2/85 View Road Springvale VIC 3171

 2  1  1

Sold Price

\$510,000

Sold Date

18-Jan-21

Distance

0.56km



4/37 Lightwood Road Springvale VIC 3171

 2  2  1

Sold Price

\$580,000

Sold Date

18-Nov-20

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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