

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

1/816-822 Heatherton Road, Springvale South Vic 3172

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Springvale South

Period - From 22/07/2023

to 21/07/2024

Source REIV

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 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
1	3/147 Noble St NOBLE PARK 3174	\$550,000	17/02/2024
2			
3			

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 six months.~~

This Statement of Information was prepared on:

22/07/2024 23:56

1/816-822 Heatherton Road, Springvale South Vic 3172



Anthony Fordham
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Indicative Selling Price
\$580,000

Median Unit Price
22/07/2023 - 21/07/2024: \$630,000



2 1 4

Rooms: 3
Property Type: Unit
Land Size: 320 sqm approx
Agent Comments

Comparable Properties



3/147 Noble St NOBLE PARK 3174 (REI)

Agent Comments

2 1 2

Price: \$550,000
Method: Private Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 222 sqm approx

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 six months.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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