

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

13 HARRIS 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Springvale

Period-from

01 Aug 2023

to

31 Jul 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

5 FAIRBAIRN STREET SPRINGVALE VIC 3171	\$775,000	17-Jul-24
12 DAVEY COURT SPRINGVALE VIC 3171	\$820,000	26-Jul-24
6 SPRINGFIELD ROAD SPRINGVALE SOUTH VIC 3172	\$805,000	23-Mar-24

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.~~

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5 FAIRBAIRN STREET SPRINGVALE VIC 3171

3 2 2

RS Sold Price **\$775,000** Sold Date **17-Jul-24**

Distance **1.09km**



12 DAVEY COURT SPRINGVALE VIC 3171

3 2 2

RS Sold Price **\$820,000** Sold Date **26-Jul-24**

Distance **1.32km**



**6 SPRINGFIELD ROAD
SPRINGVALE SOUTH VIC 3172**

3 2 2

Sold Price **\$805,000** Sold Date **23-Mar-24**

Distance **2.39km**

RS = Recent sale UN = Undisclosed Sale

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