

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

10/90 ATHOL ROAD 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/11 WALLARANO DRIVE NOBLE PARK VIC 3174	\$470,000	13-Jul-23
2/1082 HEATHERTON ROAD NOBLE PARK VIC 3174	\$500,000	23-Jun-23
3/5 CRESCENT STREET NOBLE PARK VIC 3174	\$500,000	06-May-23

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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**1/11 WALLARANO DRIVE NOBLE
PARK VIC 3174**

 2  1  2

Sold Price

^{RS} **\$470,000**

Sold Date

13-Jul-23

Distance

1.09km



**2/1082 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 2  1  1

Sold Price

\$500,000

Sold Date

23-Jun-23

Distance

1.47km



**3/5 CRESCENT STREET NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

Sold Date

06-May-23

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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