

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 47 Stephenson Street, Springvale, VIC 3171

Indicative selling price

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

Single price or range between \$800,000 & \$850,000

Median sale price

Median price \$845,000 Property type House Suburb SPRINGVALE
Period - From 11/07/2021 to 07/01/2022 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	11 Young Street Springvale Vic 3171	\$830,000	2021-08-10
2	9 Sullivan Street Springvale Vic 3171	\$840,000	2021-11-13
3	42 Bertha Street Springvale Vic 3171	\$808,000	2021-09-09

This Statement of Information was prepared on: 07/01/2022