

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

3/6 Bournemouth Avenue 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

\$590,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Springvale

Period-from

01 May 2019

to

30 Apr 2020

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

15/138 Westall Road Springvale VIC 3171	\$580,000	21-Nov-19
4/46-48 Clarke Road Springvale South VIC 3172	\$612,500	22-Feb-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 May 2020



15/138 Westall Road Springvale VIC 3171 Sold Price **\$580,000** Sold Date **21-Nov-19**

 3  1  1

Distance **0.71km**



4/46-48 Clarke Road Springvale South VIC 3172 Sold Price ^{RS} **\$612,500** Sold Date **22-Feb-20**

 3  1  2

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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