

STATEMENT OF INFORMATION

4 LANDO PLACE, SPRINGVALE SOUTH, VIC 3172

PREPARED BY RICKY NGUYEN, ISELL GROUP, PHONE: 0420 956 239



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LANDO PLACE, SPRINGVALE SOUTH,

3 2 2

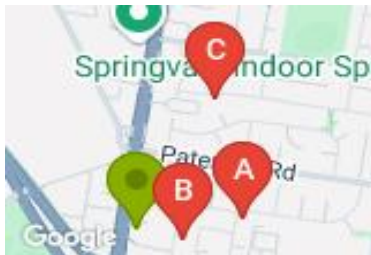
Indicative Selling Price

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

Single Price: \$899,000

Provided by: Ricky Nguyen, iSell Group

MEDIAN SALE PRICE



SPRINGVALE SOUTH, VIC, 3172

Suburb Median Sale Price (House)

\$837,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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



9 NORTHGATE DR, SPRINGVALE SOUTH, VIC

4 2 2

Sale Price

***\$901,888**

Sale Date: 05/12/2024

Distance from Property: 350m



25 ANDLEON WAY, SPRINGVALE SOUTH, VIC

3 1 1

Sale Price

\$845,000

Sale Date: 21/09/2024

Distance from Property: 153m



70 CHARLOTTE ST, SPRINGVALE SOUTH, VIC

3 1 2

Sale Price

\$885,000

Sale Date: 12/08/2024

Distance from Property: 535m



This report has been compiled on 21/12/2024 by iSell Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4 LANDO PLACE, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Single Price:

\$899,000

Median sale price

Median price

\$837,000

Property type

House

Suburb

SPRINGVALE
SOUTH

Period

01 October 2023 to 30 September
2024

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for 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

9 NORTHGATE DR, SPRINGVALE SOUTH, VIC 3172	*\$901,888	05/12/2024
25 ANDLEON WAY, SPRINGVALE SOUTH, VIC 3172	\$845,000	21/09/2024
70 CHARLOTTE ST, SPRINGVALE SOUTH, VIC 3172	\$885,000	12/08/2024

This Statement of Information was prepared on:

21/12/2024