

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

39/48-52 Ellen 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2020

to

31 Dec 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

24/949 Heatherton Road Springvale VIC 3171	\$450,000	05-Dec-20
2/737 Heatherton Road Springvale VIC 3171	\$460,000	29-Oct-20
38/48-52 Ellen Street Springvale VIC 3171	\$470,000	21-Oct-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: 04 January 2021



**24/949 Heatherton Road
Springvale VIC 3171**

 2  1  1

Sold Price

^{RS} **\$450,000** Sold Date **05-Dec-20**

Distance **1.9km**



**2/737 Heatherton Road Springvale
VIC 3171**

 2  1  1

Sold Price

^{RS} **\$460,000** Sold Date **29-Oct-20**

Distance **0.96km**



**38/48-52 Ellen Street Springvale
VIC 3171**

 2  1  1

Sold Price

\$470,000 Sold Date **21-Oct-20**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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