

## 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

168 POLICE ROAD SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Springvale

Period-from

01 Oct 2022

to

30 Sep 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5 REDINGTON DRIVE NOBLE PARK NORTH VIC 3174 | \$719,800 | 02-Sep-23 |
| 6 WATSON ROAD NOBLE PARK NORTH VIC 3174     | \$760,000 | 22-Sep-23 |
| 157 JACKSONS ROAD NOBLE PARK NORTH VIC 3174 | \$688,000 | 25-Aug-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.

This Statement of Information was prepared on: 26 October 2023



**5 REDINGTON DRIVE NOBLE PARK  
NORTH VIC 3174**

3 1 1

Sold Price **\$719,800** Sold Date **02-Sep-23**

Distance **2.41km**



**6 WATSON ROAD NOBLE PARK  
NORTH VIC 3174**

3 1 2

Sold Price **\$760,000** Sold Date **22-Sep-23**

Distance **1.83km**



**157 JACKSONS ROAD NOBLE  
PARK NORTH VIC 3174**

3 2 2

Sold Price <sup>RS</sup> **\$688,000** Sold Date **25-Aug-23**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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