

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

23 Woodward Street, Springvale Vic 3171

Indicative selling price

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

Range between

\$765,000

&

\$840,000

Median sale price

Median price

\$895,000

Property Type

House

Suburb

Springvale

Period - From

01/01/2022

to

31/12/2022

Source

REIV

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 six 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
1	40 Bertha St SPRINGVALE 3171	\$820,000	03/11/2022
2	1095 Heatherton Rd NOBLE PARK 3174	\$790,000	22/02/2023
3	877 Heatherton Rd SPRINGVALE 3171	\$765,000	10/11/2022

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 six months.~~

This Statement of Information was prepared on:

08/03/2023 14:53



3 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price

\$765,000 - \$840,000

Median House Price

Year ending December 2022: \$895,000

Comparable Properties



40 Bertha St SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 5

Price: \$820,000

Method: Auction Sale

Date: 03/11/2022

Property Type: House (Res)

Land Size: 538 sqm approx



1095 Heatherton Rd NOBLE PARK 3174 (REI)

Agent Comments

3 1 1

Price: \$790,000

Method: Private Sale

Date: 22/02/2023

Property Type: House

Land Size: 620 sqm approx



877 Heatherton Rd SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 2

Price: \$765,000

Method: Private Sale

Date: 10/11/2022

Property Type: House

Land Size: 537 sqm approx