

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

1 WOOD 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Springvale

Period-from

01 Aug 2021

to

31 Jul 2022

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 WOOD STREET SPRINGVALE VIC 3171	\$870,000	08-Jul-21
4 DEANY STREET SPRINGVALE VIC 3171	\$880,500	13-May-21
1 DEANY STREET SPRINGVALE VIC 3171	\$860,000	13-Aug-22

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: 29 August 2022

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5 WOOD STREET SPRINGVALE VIC 3171 Sold Price **\$870,000** Sold Date **08-Jul-21**

3 1 2

Distance **0.03km**



4 DEANY STREET SPRINGVALE VIC 3171 Sold Price **\$880,500** Sold Date **13-May-21**

4 1 2

Distance **0.05km**



1 DEANY STREET SPRINGVALE VIC 3171 Sold Price ^{RS} **\$860,000** Sold Date **13-Aug-22**

3 1 1

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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