

Statement of information

25/48-52 ELLEN STREET, SPRINGVALE, VIC 3171
PREPARED BY BEN DANG, RAY WHITE NOBLE PARK/SPRINGVALE

RayWhite.



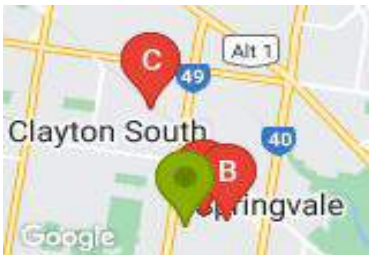
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**25/48-52 ELLEN STREET, SPRINGVALE,****Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Price Range:****500,000 to 550,000**

Provided by: Ben Dang, Ray White Noble Park/Springvale

MEDIAN SALE PRICE

**SPRINGVALE, VIC, 3171****Suburb Median Sale Price (Unit)****\$560,000**

01 July 2022 to 30 June 2023

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 agent's representative considers to be most comparable to the property for sale.

**3/27-29 ELLEN ST, SPRINGVALE, VIC 3171****Sale Price*****\$535,000**

Sale Date: 01/06/2023

Distance from Property: 272m

**4/33 WINDSOR AVE, SPRINGVALE, VIC 3171****Sale Price****\$500,000**

Sale Date: 29/01/2023

Distance from Property: 536m

**4/54 OAKES AVE, CLAYTON SOUTH, VIC 3169****Sale Price****\$510,000**

Sale Date: 21/04/2023

Distance from Property: 1.7km

This report has been compiled on 06/07/2023 by Ray White Noble Park/Springvale. Property Data Solutions Pty Ltd 2023 - 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

25/48-52 ELLEN STREET, SPRINGVALE, VIC 3171

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$560,000

Property type

Unit

Suburb

SPRINGVALE

Period

01 July 2022 to 30 June 2023

Source



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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3/27-29 ELLEN ST, SPRINGVALE, VIC 3171	*\$535,000	01/06/2023
4/33 WINDSOR AVE, SPRINGVALE, VIC 3171	\$500,000	29/01/2023
4/54 OAKES AVE, CLAYTON SOUTH, VIC 3169	\$510,000	21/04/2023

This Statement of Information was prepared on:

06/07/2023