

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

6/135-145 ATHOL ROAD SPRINGVALE SOUTH VIC 3172

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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Nov 2023

to

31 Oct 2024

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

15/77-79 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$485,000	16-Feb-24
21/17-19 SPRING ROAD SPRINGVALE SOUTH VIC 3172	\$500,000	07-Mar-24
5/90 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$500,000	24-Feb-24

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: 12 November 2024

**15/77-79 ATHOL ROAD
SPRINGVALE SOUTH VIC 3172**

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Sold Price **\$485,000** Sold Date **16-Feb-24**Distance **0.59km****21/17-19 SPRING ROAD
SPRINGVALE SOUTH VIC 3172**

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Sold Price **\$500,000** Sold Date **07-Mar-24**Distance **1km****5/90 ATHOL ROAD SPRINGVALE
SOUTH VIC 3172**

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Sold Price Sold Date **24-Feb-24**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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