# 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

#### Indicative selling price

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

Single Price	\$650,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$652,944	Prop	erty type		Unit	Suburb	Springvale
Period-from	01 Oct 2023	to	30 Sep 2	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
4/24 VIEW ROAD SPRINGVALE VIC 3171	\$600,000	26-May-24
6/897 HEATHERTON ROAD SPRINGVALE VIC 3171	\$637,000	09-May-24
5/897 HEATHERTON ROAD SPRINGVALE VIC 3171	\$680,000	28-Sep-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: 18 October 2024

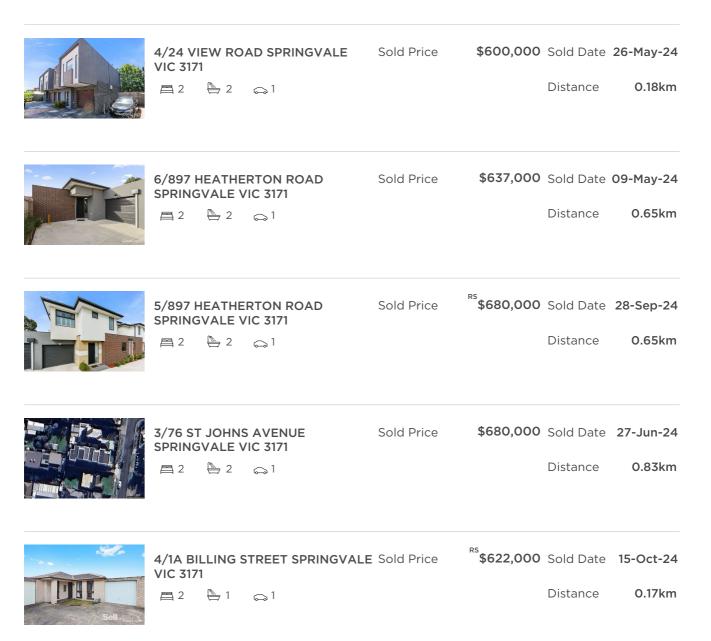


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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