

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

2/44 VIEW ROAD 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,944

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2023

to

30 Sep 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

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**4/24 VIEW ROAD SPRINGVALE
VIC 3171**

2 2 1

 Sold Price **\$600,000** Sold Date **26-May-24**

 Distance **0.18km**

**6/897 HEATHERTON ROAD
SPRINGVALE VIC 3171**

2 2 1

 Sold Price **\$637,000** Sold Date **09-May-24**

 Distance **0.65km**

**5/897 HEATHERTON ROAD
SPRINGVALE VIC 3171**

2 2 1

 Sold Price ^{RS} **\$680,000** Sold Date **28-Sep-24**

 Distance **0.65km**

**3/76 ST JOHNS AVENUE
SPRINGVALE VIC 3171**

2 2 1

 Sold Price **\$680,000** Sold Date **27-Jun-24**

 Distance **0.83km**

**4/1A BILLING STREET SPRINGVALE
VIC 3171**

2 1 1

 Sold Price ^{RS} **\$622,000** Sold Date **15-Oct-24**

 Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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