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 REILLY 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	\$1,050,000	&	\$1,150,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$860,000	Prope	erty type	House		Suburb	Springvale
Period-from	01 Jul 2021	to	30 Jun 2	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
28 KEMP STREET SPRINGVALE VIC 3171	\$1,111,000	07-May-22
49 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$1,200,000	03-May-21
817 PRINCES HIGHWAY SPRINGVALE VIC 3171	\$1,030,000	20-Feb-21

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: 14 July 2022





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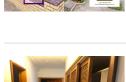


28 KEMP STREET SPRINGVALE VIC Sold Price 3171

\$1,111,000 Sold Date 07-May-22

Distance

0.17km



49 SPRINGVALE ROAD SPRINGVALE VIC 3171

PRINGVALE VIC 31/1

Sold Price \$1,200,000 Sold Date 03-May-21

Distance 0.3km



817 PRINCES HIGHWAY SPRINGVALE VIC 3171

= 4

四 4

= 3

≥ 2

Sold Price \$1,030,000 Sold Date 20-Feb-21

Distance 0.1km

RS = Recent sale

UN = Undisclosed Sale

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