

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

2/977 Heatherton 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2019

to

31 May 2020

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

2/6 Thomas Street Noble Park VIC 3174	\$475,000	20-Apr-20
5/196 Corrigan Road Noble Park VIC 3174	\$460,000	04-Apr-20
2/6 Jasper Street Noble Park VIC 3174	\$480,000	15-Feb-20

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: 09 June 2020



2/6 Thomas Street Noble Park VIC 3174

Sold Price

^{RS}

\$475,000

Sold Date

20-Apr-20

 -  -  1

Distance

1.73km



5/196 Corrigan Road Noble Park VIC 3174

Sold Price

\$460,000

Sold Date

04-Apr-20

 3  1  2

Distance

1.04km



2/6 Jasper Street Noble Park VIC 3174

Sold Price

\$480,000

Sold Date

15-Feb-20

 2  1  1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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