

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

2/2 PRINCE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,250

Property type

Unit

Suburb

Springvale

Period-from

01 Jul 2023

to

30 Jun 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

1/7 LASCELLES STREET SPRINGVALE VIC 3171	\$632,500	17-Nov-23
2/5 TREVETHIC ROAD SPRINGVALE VIC 3171	\$619,000	08-Jun-24
2/10 STEPHENSON STREET SPRINGVALE VIC 3171	\$620,000	19-Apr-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.~~

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**1/7 LASCELLES STREET
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$632,500** Sold Date **17-Nov-23**

Distance **0.33km**



**2/5 TREVETHIC ROAD
SPRINGVALE VIC 3171**

2 2 1

Sold Price ^{RS} **\$619,000** Sold Date **08-Jun-24**

Distance **0.53km**



**2/10 STEPHENSON STREET
SPRINGVALE VIC 3171**

2 2 1

Sold Price ^{RS} **\$620,000** Sold Date **19-Apr-24**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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