

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

5/1A Virginia 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

\$363,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2019

to

31 Jan 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

9/3 Virginia Street Springvale VIC 3171	\$364,000	31-Jul-18
207/31B Buckingham Avenue Springvale VIC 3171	\$340,000	05-Jul-18
203/28 Warwick Avenue Springvale VIC 3171	\$398,000	01-Aug-18

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 February 2020

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9/3 Virginia Street Springvale VIC 3171

 2  1  1

Sold Price

\$364,000

Sold Date

31-Jul-18

Distance

0.05km



207/31B Buckingham Avenue Springvale VIC 3171

 2  1  1

Sold Price

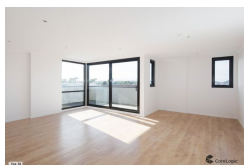
\$340,000

Sold Date

05-Jul-18

Distance

0.36km



203/28 Warwick Avenue Springvale VIC 3171

 2  1  1

Sold Price

\$398,000

Sold Date

01-Aug-18

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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