

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 PICKEN COURT 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

\$788,888

&

\$858,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Springvale

Period-from

01 Sep 2021

to

31 Aug 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

4 GOVE STREET SPRINGVALE VIC 3171	\$870,000	15-Jul-22
1 DEANY STREET SPRINGVALE VIC 3171	\$860,000	13-Aug-22

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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4 GOVE STREET SPRINGVALE VIC 3171

Sold Price

\$870,000

Sold Date

15-Jul-22

3

1

2

Distance

0.26km



1 DEANY STREET SPRINGVALE VIC 3171

Sold Price

^{RS} **\$860,000**

Sold Date

13-Aug-22

3

1

1

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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