

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

5/7 STEPHENSON 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 3/14 WHITWORTH AVENUE SPRINGVALE VIC 3171 | \$665,000 | 26-Aug-24 |
| 2/14 WHITWORTH AVENUE SPRINGVALE VIC 3171 | \$670,000 | 26-Aug-24 |
| 1/14 WHITWORTH AVENUE SPRINGVALE VIC 3171 | \$700,000 | 12-Jul-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.~~

This Statement of Information was prepared on: 04 February 2025



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**3/14 WHITWORTH AVENUE
SPRINGVALE VIC 3171**

2 - -

Sold Price **\$665,000** Sold Date **26-Aug-24**

Distance **0.06km**



**2/14 WHITWORTH AVENUE
SPRINGVALE VIC 3171**

2 1 1

Sold Price **\$670,000** Sold Date **26-Aug-24**

Distance **0.06km**



**1/14 WHITWORTH AVENUE
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$700,000** Sold Date **12-Jul-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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