

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

22/48-52 Ellen Street, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$635,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Springvale

Period - From

01/01/2023

to

31/12/2023

Source

REIV

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 six 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	1c Wales St SPRINGVALE 3171	\$650,000	23/11/2023
2	6/5 Wattle St SPRINGVALE 3171	\$620,000	08/12/2023
3	1/5-7 Rhodes St SPRINGVALE 3171	\$620,000	14/10/2023

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 six months.~~

This Statement of Information was prepared on:

23/01/2024 15:39



3 1 1

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$590,000 - \$635,000
Median Unit Price
Year ending December 2023: \$595,000

Comparable Properties

1c Wales St SPRINGVALE 3171 (VG)

Agent Comments

3 - -

Price: \$650,000
Method: Sale
Date: 23/11/2023
Property Type: Flat/Unit/Apartment (Res)

6/5 Wattle St SPRINGVALE 3171 (VG)

Agent Comments

3 - -

Price: \$620,000
Method: Sale
Date: 08/12/2023
Property Type: Flat/Unit/Apartment (Res)



1/5-7 Rhodes St SPRINGVALE 3171 (REI)

Agent Comments

3 1 1

Price: \$620,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit
Land Size: 196 sqm approx