

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

1/27-29 Ellen 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,000

Property type

Unit

Suburb

Springvale

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/47 Albert Avenue Springvale VIC 3171	\$490,000	08-Jul-19
2/66 Albert Avenue Springvale VIC 3171	\$506,000	01-Sep-19
3/14 St James Avenue Springvale VIC 3171	\$536,000	17-Aug-19

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: 25 September 2019



1/47 Albert Avenue Springvale VIC 3171

Sold Price

\$490,000

Sold Date

08-Jul-19

 2

 1

 1

Distance

0.39km



2/66 Albert Avenue Springvale VIC 3171

Sold Price

\$506,000

Sold Date

01-Sep-19

 2

 1

 1

Distance

0.51km



3/14 St James Avenue Springvale VIC 3171

Sold Price

\$536,000

Sold Date

17-Aug-19

 2

 1

 2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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