

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

2/73 Hillside 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

\$630,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Springvale

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/28 Hope Street Springvale VIC 3171	\$715,000	10-Oct-21
1/39 View Road Springvale VIC 3171	\$700,000	16-Oct-21
2/10 Dodds Street Springvale VIC 3171	\$630,000	24-Sep-21

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 December 2021

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2/28 Hope Street Springvale VIC 3171

Sold Price

RS

\$715,000

Sold Date

10-Oct-21

3

1

1

Distance

1.33km



1/39 View Road Springvale VIC 3171

Sold Price

RS

\$700,000

Sold Date

16-Oct-21

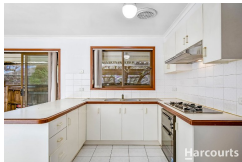
3

2

1

Distance

2.67km



2/10 Dodds Street Springvale VIC 3171

Sold Price

\$630,000

Sold Date

24-Sep-21

3

1

1

Distance

2.93km

RS = Recent sale

UN = Undisclosed Sale

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