

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 22/99A Athol Road, Springvale South, VIC 3172

Indicative selling price

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

Price Range

\$500,000

&

\$550,000

Median sale price

Median price

\$630,250

Property Type

House

Suburb

Springvale South (3172)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

Comparable property sales

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
12/16 FLOWERVALE ROAD, NOBLE PARK VIC 3174	\$525,000	17/10/2022
10/39-41 PATERSON ROAD, SPRINGVALE SOUTH VIC 3172	\$505,000	15/10/2022
3/4 ALAMEIN STREET, NOBLE PARK VIC 3174	\$535,500	29/10/2022

This Statement of Information was prepared on: 16/01/2023