

# 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

19 Rhodes Street, Springvale Vic 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$700,000

### Median sale price

Median price \$823,000

Property Type House

Suburb Springvale

Period - From 01/10/2020

to 31/12/2020

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	40 Comber St NOBLE PARK 3174	\$695,000	10/11/2020
2	62 Whitworth Av SPRINGVALE 3171	\$682,000	26/11/2020
3	51 Mcwilliam St SPRINGVALE 3171	\$608,000	19/09/2020

**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:

16/03/2021 04:35

19 Rhodes Street, Springvale Vic 3171



 3  2  3

**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$700,000  
**Median House Price**  
December quarter 2020: \$823,000

## Comparable Properties



**40 Comber St NOBLE PARK 3174 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$695,000  
**Method:** Sale  
**Date:** 10/11/2020  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 595 sqm approx

**62 Whitworth Av SPRINGVALE 3171 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$682,000  
**Method:** Sale  
**Date:** 26/11/2020  
**Property Type:** House (Res)



**51 McWilliam St SPRINGVALE 3171 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$608,000  
**Method:** Private Sale  
**Date:** 19/09/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 620 sqm approx

**Account** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133