

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

28 Peter 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Springvale

Period-from

01 Feb 2019

to

31 Jan 2020

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

37 Comber Street Noble Park VIC 3174	\$695,000	21-Oct-19
45 Goodwood Drive Springvale VIC 3171	\$762,000	16-Nov-19
22 Ann Street Springvale VIC 3171	\$768,000	07-Sep-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 February 2020



37 Comber Street Noble Park VIC 3174

Sold Price

\$695,000

Sold Date

21-Oct-19

 3

 1

 2

Distance

0.38km



45 Goodwood Drive Springvale VIC 3171

Sold Price

\$762,000

Sold Date

16-Nov-19

 4

 2

 1

Distance

0.4km



22 Ann Street Springvale VIC 3171

Sold Price

\$768,000

Sold Date

07-Sep-19

 4

 1

 2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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