

## 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

1/18 OAK GROVE SPRINGVALE VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Springvale

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/897 HEATHERTON ROAD SPRINGVALE VIC 3171	\$637,000	09-May-24
22 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$615,000	18-May-24
2/2 PRINCE STREET SPRINGVALE VIC 3171	\$620,000	27-Aug-24

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.

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**6/897 HEATHERTON ROAD  
SPRINGVALE VIC 3171**

2 2 1

Sold Price <sup>RS</sup> **\$637,000** Sold Date **09-May-24**

Distance **0.8km**



**22 QUARTER CIRCUIT  
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$615,000** Sold Date **18-May-24**

Distance **0.11km**



**2/2 PRINCE STREET SPRINGVALE  
VIC 3171**

2 2 1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **27-Aug-24**

Distance **0.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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