

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

2/24 Whitworth Avenue 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

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2018

to

30 Sep 2019

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

4/5 Parsons Avenue Springvale VIC 3171	\$543,500	01-May-19
3/41 Hope Street Springvale VIC 3171	\$580,000	09-Jul-19
3/63 Royal Avenue Springvale VIC 3171	\$580,000	19-Jun-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.~~

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4/5 Parsons Avenue Springvale VIC 3171 Sold Price **\$543,500** Sold Date **01-May-19**

2 2 1

Distance **0.34km**



3/41 Hope Street Springvale VIC 3171 Sold Price **\$580,000** Sold Date **09-Jul-19**

2 1 2

Distance **0.55km**



3/63 Royal Avenue Springvale VIC 3171 Sold Price Sold Date **19-Jun-19**

2 2 1

Distance **1.78km**

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

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