

## 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

4/29A MACKAY STREET SPRINGVALE SOUTH VIC 3172

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Oct 2022

to

30 Sep 2023

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

9/816-822 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$480,000	15-Dec-22
24/157 NOBLE STREET SPRINGVALE SOUTH VIC 3172	\$466,000	23-Feb-23
10/90 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$483,000	04-Sep-23

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: 26 October 2023



**9/816-822 HEATHERTON ROAD  
SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price **\$480,000** Sold Date **15-Dec-22**

Distance **1.57km**



**24/157 NOBLE STREET  
SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price **\$466,000** Sold Date **23-Feb-23**

Distance **0.42km**



**10/90 ATHOL ROAD SPRINGVALE  
SOUTH VIC 3172**

 2  1  1

Sold Price <sup>RS</sup> **\$483,000** Sold Date **04-Sep-23**

Distance **0.14km**

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

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