

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

4/7 STEPHENSON 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2023

to

31 Dec 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

1/23 VIRGINIA STREET SPRINGVALE VIC 3171	\$682,500	07-Oct-23
8 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$685,000	10-Jul-23
2/76 ST JOHNS AVENUE SPRINGVALE VIC 3171	\$718,000	25-Jun-23

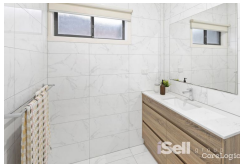
OR

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: 31 January 2024



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**1/23 VIRGINIA STREET
SPRINGVALE VIC 3171**

3 1 1

Sold Price **\$682,500** Sold Date **07-Oct-23**

Distance **0.71km**



**8 QUARTER CIRCUIT SPRINGVALE
VIC 3171**

3 2 2

Sold Price **\$685,000** Sold Date **10-Jul-23**

Distance **1.72km**



**2/76 ST JOHNS AVENUE
SPRINGVALE VIC 3171**

2 - -

Sold Price **\$718,000** Sold Date **25-Jun-23**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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