

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

5/18 WATT 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,250

Property type

Unit

Suburb

Springvale

Period-from

01 Jul 2023

to

30 Jun 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

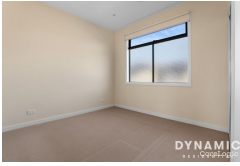
Date of sale

5/2 MARY STREET SPRINGVALE VIC 3171	\$580,000	27-Feb-24
4/10 WHITESIDE STREET SPRINGVALE VIC 3171	\$600,000	29-Apr-24
4/24 VIEW ROAD SPRINGVALE VIC 3171	\$600,000	26-May-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.~~

This Statement of Information was prepared on: 19 July 2024



**5/2 MARY STREET SPRINGVALE
VIC 3171**

 2  2  1

Sold Price **\$580,000** Sold Date **27-Feb-24**

Distance **0.29km**



**4/10 WHITESIDE STREET
SPRINGVALE VIC 3171**

 2  1  -

Sold Price ^{RS} **\$600,000** Sold Date **29-Apr-24**

Distance **0.95km**



**4/24 VIEW ROAD SPRINGVALE
VIC 3171**

 2  2  1

Sold Price **\$600,000** Sold Date **26-May-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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