

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

1/8 ERICKSEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2023

to

31 Jan 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

1/27-29 ELLEN STREET SPRINGVALE VIC 3171	\$560,000	14-Jan-24
1/1 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$468,000	14-Oct-23
3/38 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$530,000	30-Aug-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: 15 February 2024

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**1/27-29 ELLEN STREET
SPRINGVALE VIC 3171**

2 1 1

Sold Price **\$560,000** Sold Date **14-Jan-24**

Distance **1km**



**1/1 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$468,000** Sold Date **14-Oct-23**

Distance **1.22km**



**3/38 OAKES AVENUE CLAYTON
SOUTH VIC 3169**

2 2 1

Sold Price **\$530,000** Sold Date **30-Aug-23**

Distance **1.35km**

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

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