

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

9/39-41 PATERSON ROAD SPRINGVALE SOUTH VIC 3172

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

\$589,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Nov 2022

to

31 Oct 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

4/3 LEOPOLD AVENUE SPRINGVALE SOUTH VIC 3172	\$520,000	03-Jul-23
4/124-126 HAROLD ROAD NOBLE PARK VIC 3174	\$538,000	18-May-23
8/135-145 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$535,000	18-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: 05 November 2023



4/3 LEOPOLD AVENUE SPRINGVALE SOUTH VIC 3172

2 1 1

Sold Price **\$520,000** Sold Date **03-Jul-23**

Distance **0.5km**



4/124-126 HAROLD ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **\$538,000** Sold Date **18-May-23**

Distance **0.84km**



8/135-145 ATHOL ROAD SPRINGVALE SOUTH VIC 3172

2 1 2

Sold Price ^{RS} **\$535,000** Sold Date **18-Sep-23**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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