

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

38/48-52 Ellen 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2019

to

30 Sep 2020

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

20/824-832 Heatherton Road Springvale South VIC 3172	\$410,000	16-Jul-20
2/20 Spring Road Springvale South VIC 3172	\$450,000	28-May-20

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: 02 October 2020



**20/824-832 Heatherton Road
Springvale South VIC 3172**

 2  1  2

Sold Price

\$410,000

Sold Date

16-Jul-20

Distance

1.2km



**2/20 Spring Road Springvale South
VIC 3172**

 2  1  -

Sold Price

\$450,000

Sold Date

28-May-20

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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