

## 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

3 Reserve Street Springvale VIC 3171

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Springvale

Period-from

01 May 2020

to

30 Apr 2021

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

1/9 Virginia Street Springvale VIC 3171	\$608,000	04-Mar-21
2/14 Marlene Court Springvale VIC 3171	\$655,000	27-Mar-21

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: 10 May 2021



**1/9 Virginia Street Springvale VIC 3171**

Sold Price

<sup>RS</sup> **\$608,000**

Sold Date

**04-Mar-21**

 2

 1

 1

Distance

**0.68km**



**2/14 Marlene Court Springvale VIC 3171**

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**27-Mar-21**

 2

 1

 1

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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