

## 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

4/3 Virginia 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

\$289,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2021

to

31 Jan 2022

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

11/3 Virginia Street Springvale VIC 3171	\$365,000	28-Dec-21
5/1A Virginia Street Springvale VIC 3171	\$357,500	20-Oct-21
206/31B Buckingham Avenue Springvale VIC 3171	\$350,000	13-Oct-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: 28 February 2022

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**11/3 Virginia Street Springvale VIC 3171**

Sold Price

<sup>RS</sup> **\$365,000**

Sold Date

**28-Dec-21**
 2  2  1

Distance

-

Notes from your agent

91sqm @ \$4010 p/sqm


**5/1A Virginia Street Springvale VIC 3171**

Sold Price

**\$357,500**

Sold Date

**20-Oct-21**
 2  1  1

Distance

**0.05km**

Notes from your agent

73sqm @ \$4897 p/sqm


**206/31B Buckingham Avenue Springvale VIC 3171**

Sold Price

**\$350,000**

Sold Date

**13-Oct-21**
 2  1  1

Distance

**0.39km**

**6/15 Windsor Avenue Springvale VIC 3171**

Sold Price

**\$370,000**

Sold Date

**10-Aug-21**
 2  1  1

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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