

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

46 AMIEL 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Springvale

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

50 CARSON STREET MULGRAVE VIC 3170	\$1,350,000	21-Jul-23
104 WANDA STREET MULGRAVE VIC 3170	\$1,380,000	15-Jul-23
25 CARSON STREET MULGRAVE VIC 3170	\$1,275,500	11-Nov-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: 24 November 2023


**50 CARSON STREET MULGRAVE
VIC 3170**
 4  2  2

Sold Price

\$1,350,000

Sold Date

21-Jul-23

Distance

1.68km

**104 WANDA STREET MULGRAVE
VIC 3170**
 4  2  2

Sold Price

\$1,380,000

Sold Date

15-Jul-23

Distance

1.81km

**25 CARSON STREET MULGRAVE
VIC 3170**
 4  3  2

Sold Price

^{RS} **\$1,275,500** ^{UN}

Sold Date

11-Nov-23

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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