Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Source Pricefinder & Realestate.com.au

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale

Period - From

Property offered to	Sale						
	1/689 Heatherton Road Clayton South VIC 3175						
Indicative selling p	rice						
For the meaning of this p	rice see consum	ner.vic.gov.au	ı/underquot	ting (*De	elete single price	or range	as applicable)
Single price		or rang	ge betweer	\$1,00	00,000	&	\$1,100,000
Median sale price							
(*Delete house or unit as	applicable)						
Median price	\$931,000	*House	*Unit	Х	Suburb	Clayton	South

Comparable property sales (*Delete A or B below as applicable)

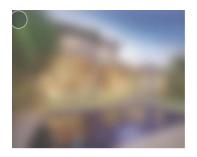
06.07.2024

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

28.11.2024

Address of comparable property	Price	Date of sale
1. 15 Erica St Springvale VIC 3171	\$1,250,000	20.09.2024
2. 32 Corio Drive Springvale South VIC 3172	\$925,000	16.11.2024
3. 3 Bertha Street Springvale VIC 3182	\$968,500	06.07.2024





32 CORIO DR, SPRINGVALE SOUTH 3172







House

540m²



Sale Price: Sale Date:

\$925,000 (Agents Advice - Sale)

16/11/2024

Original Price: Final Price:

162//LP123095 RPD:

Features:

Final Price:

Features:

Property Type: Property Area:

Original % Chg: Final % Chg:

Distance: 381m



3 BERTHA ST, SPRINGVALE 3171





Sale Price: \$969,500 (Normal Sale) Sale Date: 06/07/2024 Original Price: \$820,000 - \$900,000

Auction Saturday \$820,000 - \$900,000

\$1,250,000 (Agents Advice - Sale)

63//LP60220

Property Type: House Property Area: Original % Chg:

562m²

Final % Chg:

Days to Sell: 27 Distance: 988m



15 ERICA ST, SPRINGVALE 3171







637m²



Sale Price: Sale Date: Original Price:

20/09/2024

Final Price:

RPD: 10//LP52325 Features:

Property Type: House Property Area:

Original % Chg: Final % Chg:

Distance: 609m