

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

2/52 Stephenson 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Springvale

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 1/20 Whitworth Avenue Springvale VIC 3171 | \$670,000 | 08-Apr-21 |
| 2/58 Glendale Road Springvale VIC 3171 | \$675,000 | 04-Aug-20 |
| 1/12 Woodward Street Springvale VIC 3171 | \$591,000 | 24-Jun-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.~~

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Jiordan Nguyen

M 0468 883 989

 E jiordannguyen@jxre.com.au

1/20 Whitworth Avenue Springvale VIC 3171

Sold Price

\$670,000

Sold Date

08-Apr-21

2

2

1

Distance

0.41km

2/58 Glendale Road Springvale VIC 3171

Sold Price

\$675,000

Sold Date

04-Aug-20

3

3

5

Distance

0.54km

1/12 Woodward Street Springvale VIC 3171

Sold Price

\$591,000

Sold Date

24-Jun-21

2

1

3

Distance

2.28km

RS = Recent sale

UN = Undisclosed Sale

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