

## 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

20 SMITH ROAD SPRINGVALE VIC 3171

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Springvale

Period-from

01 Dec 2023

to

30 Nov 2024

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

3 MANOR COURT MULGRAVE VIC 3170	\$700,000	24-Aug-24
12 STEPHENS AVENUE SPRINGVALE VIC 3171	\$695,000	17-Aug-24
4 LOLLER STREET SPRINGVALE VIC 3171	\$740,000	02-Apr-24

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: 07 December 2024



### 3 MANOR COURT MULGRAVE VIC 3170

3 1 2

Sold Price

**\$700,000**

Sold Date **24-Aug-24**

Distance

**1.26km**


### 12 STEPHENS AVENUE SPRINGVALE VIC 3171

3 1 -

Sold Price

**\$695,000**

Sold Date **17-Aug-24**

Distance

**1.29km**


### 4 LOLLER STREET SPRINGVALE VIC 3171

3 1 -

Sold Price

**\$740,000**

Sold Date **02-Apr-24**

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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