

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

1/9 Kelvin Grove 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2020

to

31 May 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

1/46 View Road Springvale VIC 3171	\$580,000	27-Mar-21
1/3 View Road Springvale VIC 3171	\$400,000	10-Mar-21
39/48-52 Ellen Street Springvale VIC 3171	\$470,000	04-Feb-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: 19 June 2021



1/46 View Road Springvale VIC 3171 Sold Price **\$580,000** Sold Date **27-Mar-21**

 2  2  1

Distance **1.07km**



1/3 View Road Springvale VIC 3171 Sold Price ^{RS} **\$400,000** Sold Date **10-Mar-21**

 2  1  1

Distance **0.76km**



39/48-52 Ellen Street Springvale VIC 3171 Sold Price **\$470,000** Sold Date **04-Feb-21**

 2  1  1

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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