

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

9 MCLEOD 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Springvale

Period-from

01 Mar 2022

to

28 Feb 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

6 ANN STREET SPRINGVALE VIC 3171	\$890,000	04-Feb-23
17 GLENDALE ROAD SPRINGVALE VIC 3171	\$760,000	02-Feb-23
23 CHARLTON STREET SPRINGVALE VIC 3171	\$812,000	18-Feb-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: 23 March 2023



6 ANN STREET SPRINGVALE VIC 3171

Sold Price

^{RS} **\$890,000** Sold Date **04-Feb-23**

3 1 2

Distance **2.06km**



17 GLENDALE ROAD SPRINGVALE VIC 3171

Sold Price

\$760,000 Sold Date **02-Feb-23**

3 1 2

Distance **0.5km**



23 CHARLTON STREET SPRINGVALE VIC 3171

Sold Price

^{RS} **\$812,000** Sold Date **18-Feb-23**

3 1 7

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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