

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

2/23 Hope 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Other

Suburb

Springvale

Period-from

01 Mar 2020

to

28 Feb 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

1/9 Virginia Street Springvale VIC 3171	\$608,000	04-Mar-21
3/927 Heatherton Road Springvale VIC 3171	\$627,500	11-Feb-21
4/4 View Road Springvale VIC 3171	\$620,000	-

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: 24 March 2021

Diego Suarez

M 0481871587

E channel@jxre.com.au


1/9 Virginia Street Springvale VIC 3171

Sold Price

RS

\$608,000

Sold Date

04-Mar-21
 2
  1
  1

Distance

1.25km

3/927 Heatherton Road Springvale VIC 3171

Sold Price

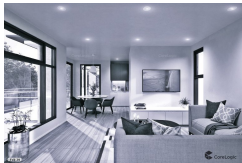
RS

\$627,500

Sold Date

11-Feb-21
 2
  2
  1

Distance

2.91km

4/4 View Road Springvale VIC 3171

Sold Price

\$620,000

Sold Date

-

 2
  1
  1

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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