

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

12 CHARLTON 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

\$779,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Springvale

Period-from

01 Dec 2022

to

30 Nov 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

35 NULLAWIL STREET SPRINGVALE VIC 3171	\$821,000	15-Aug-23
11 CAESAR STREET MULGRAVE VIC 3170	\$900,000	07-Oct-23
15 GRAY STREET SPRINGVALE VIC 3171	\$870,000	02-Oct-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: 20 December 2023



35 NULLAWIL STREET SPRINGVALE VIC 3171

 4  3  2

Sold Price

^{RS}

\$821,000

Sold Date

15-Aug-23

Distance

0.15km



11 CAESAR STREET MULGRAVE VIC 3170

 3  1  1

Sold Price

^{RS}

\$900,000

Sold Date

07-Oct-23

Distance

0.44km



15 GRAY STREET SPRINGVALE VIC 3171

 5  3  3

Sold Price

^{RS}

\$870,000

Sold Date

02-Oct-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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