

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

2/4 Ashdale Court 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,000

Property type

Other

Suburb

Springvale

Period-from

01 Feb 2020

to

31 Jan 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

5 Trevethic Road Springvale VIC 3171	\$612,000	18-Dec-20
5/8-10 Bessemer Street Springvale VIC 3171	\$560,000	28-Nov-20
4/11 Parsons Avenue Springvale VIC 3171	\$555,000	14-Nov-20

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: 03 February 2021



5 Trevethic Road Springvale VIC 3171

Sold Price

^{RS} **\$612,000** Sold Date **18-Dec-20**

 2  2  1

Distance **0.75km**



5/8-10 Bessemer Street Springvale VIC 3171

Sold Price

^{RS} **\$560,000** Sold Date **28-Nov-20**

 2  2  1

Distance **0.8km**



4/11 Parsons Avenue Springvale VIC 3171

Sold Price

\$555,000 Sold Date **14-Nov-20**

 2  2  1

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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