

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

4/2a Mary Street, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$685,000

Median sale price

Median price \$630,500

Property Type Unit

Suburb Springvale

Period - From 01/07/2022

to 30/06/2023

Source REIV

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 six 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 | 1/2 Culshaw Av CLAYTON SOUTH 3169 | \$665,000 | 24/03/2023 |
| 2 | 5/7 Roberts Av MULGRAVE 3170 | \$650,000 | 31/05/2023 |
| 3 | | | |

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 six months.~~

This Statement of Information was prepared on:

19/09/2023 12:14



3 2 1

Property Type: Unit
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$685,000
Median Unit Price
Year ending June 2023: \$630,500

Comparable Properties

1/2 Culshaw Av CLAYTON SOUTH 3169 (REI) **Agent Comments**

3 1 1

Price: \$665,000
Method: Sold Before Auction
Date: 24/03/2023
Property Type: Unit
Land Size: 316 sqm approx



5/7 Roberts Av MULGRAVE 3170 (VG) **Agent Comments**

3 - -

Price: \$650,000
Method: Sale
Date: 31/05/2023
Property Type: Flat/Unit/Apartment (Res)

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 six months.