

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

4/5-7 RHODES 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

\$652,944

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/2 PRINCE STREET SPRINGVALE VIC 3171	\$620,000	27-Aug-24
4/26 UNION GROVE SPRINGVALE VIC 3171	\$600,000	26-Jun-24
4/23-25 HILLCREST GROVE SPRINGVALE VIC 3171	\$630,000	25-Jul-24

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: 09 October 2024

**2/2 PRINCE STREET SPRINGVALE
VIC 3171** 2  2  1

Sold Price

^{RS} **\$620,000** Sold Date **27-Aug-24**Distance **0.27km****4/26 UNION GROVE SPRINGVALE
VIC 3171** 2  2  1

Sold Price

\$600,000 Sold Date **26-Jun-24**Distance **0.49km****4/23-25 HILLCREST GROVE
SPRINGVALE VIC 3171** 3  1  1

Sold Price

\$630,000 Sold Date **25-Jul-24**Distance **1.15km****RS** = Recent sale**UN** = Undisclosed Sale

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