

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

1/9 Virginia 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2020

to

31 Dec 2020

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	23-Dec-20
3/2 Mary Street Springvale VIC 3171	\$540,000	30-Nov-20
5/8-10 Bessemer Street Springvale VIC 3171	\$560,000	28-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: 16 January 2021



5 Trevethic Road Springvale VIC 3171

Sold Price

^{RS}

\$612,000

Sold Date

23-Dec-20

 2

 2

 1

Distance

0.55km



3/2 Mary Street Springvale VIC 3171

Sold Price

^{RS}

\$540,000

Sold Date

30-Nov-20

 2

 2

 2

Distance

0.45km



5/8-10 Bessemer Street Springvale VIC 3171

Sold Price

^{RS}

\$560,000

Sold Date

28-Nov-20

 2

 2

 1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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