

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

4/26 UNION GROVE 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

\$650,000

~~or range~~
~~between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

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

1/7 LASCELLES STREET SPRINGVALE VIC 3171	\$632,500	21-Nov-23
5/11 OSBORNE AVENUE SPRINGVALE VIC 3171	\$605,000	27-Sep-23
4/46 VIEW ROAD SPRINGVALE VIC 3171	\$625,000	16-Aug-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: 10 April 2024



**1/7 LASCELLES STREET
SPRINGVALE VIC 3171**

2 2 1

Sold Price

^{RS} **\$632,500** Sold Date **21-Nov-23**

Distance **0.57km**



**5/11 OSBORNE AVENUE
SPRINGVALE VIC 3171**

2 2 1

Sold Price

^{RS} **\$605,000** Sold Date **27-Sep-23**

Distance **0.53km**



**4/46 VIEW ROAD SPRINGVALE
VIC 3171**

2 2 1

Sold Price

\$625,000 Sold Date **16-Aug-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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