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

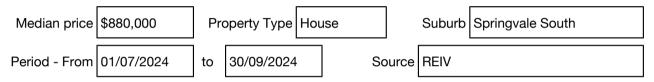
10 Silverdale Court, Springvale South Vic 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$770,000

Median sale price



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	20 Altair St SPRINGVALE SOUTH 3172	\$760,000	11/10/2024
2	23 Regina St SPRINGVALE SOUTH 3172	\$740,000	19/09/2024
3	11 Gwent St SPRINGVALE SOUTH 3172	\$811,000	08/09/2024

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:

18/11/2024 10:03



BARRYPLANT





Property Type: Agent Comments Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$770,000 Median House Price September quarter 2024: \$880,000

Comparable Properties



Price: \$740,000 Method: Sale Date: 19/09/2024 Property Type: House (Res) Land Size: 534 sqm approx



Agent Comments

11 Gwent St SPRINGVALE SOUTH 3172 (REI/VG)
Agent Comments

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Method: Private Sale Date: 08/09/2024 Property Type: House Land Size: 538 sqm approx

Account - Barry Plant | P: 03 9586 0500



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