

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

Single price

\$770,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Springvale South

Period - From

01/07/2024

to

30/09/2024

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	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

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Indicative Selling Price
 \$770,000

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



Property Type:
 Agent Comments

Comparable Properties



20 Altair St SPRINGVALE SOUTH 3172 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 587 sqm approx



23 Regina St SPRINGVALE SOUTH 3172 (VG)

Agent Comments



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



11 Gwent St SPRINGVALE SOUTH 3172 (REI/VG)

Agent Comments



Price: \$811,000
Method: Private Sale
Date: 08/09/2024
Property Type: House
Land Size: 538 sqm approx

Account - Barry Plant | P: 03 9586 0500