## 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	3/10 Whiteside Street, Springvale Vic 3171
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000	&	\$680,000
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#### Median sale price

Median price	\$710,000	Pro	perty Type To	ownhouse	]	Suburb	Springvale
Period - From	31/01/2024	to	30/01/2025	So	ource	Property	/ Data

## 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

Address of comparable property		Price	Date of sale
1	2/10 Whiteside St SPRINGVALE 3171	\$700,000	13/11/2024
2	24 Orana Way SPRINGVALE 3171	\$728,600	28/09/2024
3	1/24-26 Flynn St SPRINGVALE 3171	\$710,000	17/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2025 16:37













**Property Type:**Agent Comments

Indicative Selling Price \$620,000 - \$680,000 Median Townhouse Price 31/01/2024 - 30/01/2025: \$710,000

## Comparable Properties

2/10 Whiteside St SPRINGVALE 3171 (REI)

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**Agent Comments** 

**Price:** \$700,000 **Method:** 

Date: 13/11/2024

Property Type: Townhouse (Single)

24 Orana Way SPRINGVALE 3171 (REI/VG)

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**-**

**Agent Comments** 

Agent Comments

Price: \$728,600 Method: Auction Sale Date: 28/09/2024

Property Type: Townhouse (Res)

1/24-26 Flynn St SPRINGVALE 3171 (REI)

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Price: \$710,000 Method: Private Sale Date: 17/09/2024

**Property Type:** Townhouse (Single) **Land Size:** 237 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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