

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

2/14 Marlene Court 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/15 Marlene Court Springvale VIC 3171	\$496,500	15-Jan-21
1/21 Grace Street Springvale VIC 3171	\$625,227	16-Oct-20
1/25 Grace Street Springvale VIC 3171	\$605,000	09-Dec-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: 25 February 2021



3/15 Marlene Court Springvale VIC 3171

Sold Price

\$496,500

Sold Date

15-Jan-21

 2

 1

 1

Distance

0.07km



1/21 Grace Street Springvale VIC 3171

Sold Price

\$625,227

Sold Date

16-Oct-20

 3

 2

 1

Distance

0.14km



1/25 Grace Street Springvale VIC 3171

Sold Price

\$605,000

Sold Date

09-Dec-20

 4

 1

 2

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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