# 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

#### 5/7 STEPHENSON STREET SPRINGVALE VIC 3171

## Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	2 30000000	&	\$726,000
<b>Median sale price</b> (*Delete house or unit as ap	olicable)				
Median Price	\$665,000	Property type	Unit	Suburb	Springvale

28 Feb 2025

Source

## Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2024

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A\* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
3/15 MAPLE STREET SPRINGVALE VIC 3171	\$800,000	11-Dec-24
143 SPRINGVALE ROAD SPRINGVALE VIC 3171	\$851,000	24-Oct-24
1/18 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$590,000	18-Sep-24

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: 11 March 2025



Corelogic

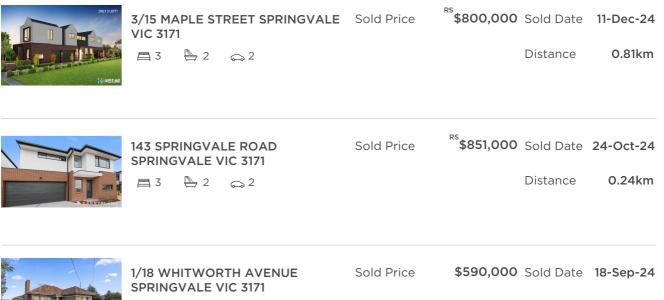
consumer.vic.gov.au



- ◎ 0416023604
- E byd@bydrealestate.com.au

Distance

0.18km



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**RS** = Recent sale UN = Undisclosed Sale

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