

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

19/780-788 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172

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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Dec 2022

to

30 Nov 2023

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

7/816-822 HEATHERTON ROAD SPRINGVALE SOUTH VIC 3172	\$455,000	18-Nov-23
4/29A MACKAY STREET SPRINGVALE SOUTH VIC 3172	\$450,000	09-Nov-23

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: 04 December 2023



**7/816-822 HEATHERTON ROAD
 SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price

^{RS} **\$455,000**

Sold Date **18-Nov-23**

Distance **0.23km**



**4/29A MACKAY STREET
 SPRINGVALE SOUTH VIC 3172**

 2  1  1

Sold Price

^{RS} **\$450,000**

Sold Date **09-Nov-23**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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