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	11 Glendale Road 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$762,000	Property type	House	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
10 Fairbairn Street Springvale VIC 3171	$750,000	29-Sep-20
33 Charlton Street Springvale VIC 3171	$820,000	23-Dec-20
66 Ellen Street Springvale VIC 3171	$835,000	14-Jan-21

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.~~

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10 Fairbairn Street Springvale VIC 3171

3 2 1

Sold Price **$750,000** Sold Date **29-Sep-20**

Distance **0.92km**



33 Charlton Street Springvale VIC 3171

3 1 2

Sold Price RS **$820,000** Sold Date **23-Dec-20**

Distance **1.21km**



66 Ellen Street Springvale VIC 3171

3 1 1

Sold Price RS **$835,000** Sold Date **14-Jan-21**

Distance **1.89km**

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

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