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	7/44 View 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	$550,000	&	$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Springvale
Period-from	01 Apr 2020	to	31 Mar 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.

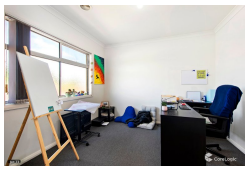
Address of comparable property	Price	Date of sale
3/927 Heatherton Road Springvale VIC 3171	$627,500	11-Feb-21
1/9 Virginia Street Springvale VIC 3171	$608,000	04-Mar-21
3/2 Mary Street Springvale VIC 3171	$540,000	11-Nov-20

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: 15 April 2021

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3/927 Heatherton Road Springvale VIC 3171

2 2 1

Sold Price **$627,500** Sold Date **11-Feb-21**

Distance **0.56km**



1/9 Virginia Street Springvale VIC 3171

2 1 1

Sold Price RS **$608,000** Sold Date **04-Mar-21**

Distance **1.15km**



3/2 Mary Street Springvale VIC 3171

2 2 2

Sold Price **$540,000** Sold Date **11-Nov-20**

Distance **1.6km**

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

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