

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 HILLSIDE STREET, SPRINGVALE, VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$935,000

&

\$978,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

SPRINGVALE

Period - From

01 May 2024

to

30 April 2025

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
67 GRACE STREET SPRINGVALE VIC 3171	\$951,000	07/12/2024
42 GRACE STREET SPRINGVALE VIC 3171	\$980,000	03/03/2025
40 HILLSIDE STREET SPRINGVALE VIC 3171	\$900,000	06/07/2024

This Statement of Information was prepared on:

1/05/2025