

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

1/33-35 Hillside Street 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,000

Property type

Unit

Suburb

Springvale

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/5-11 Nullawil Street Springvale VIC 3171	\$441,800	24-Jun-19
4/5 Parsons Avenue Springvale VIC 3171	\$543,500	01-May-19
2/26 Lewis Street Springvale VIC 3171	\$497,000	13-Sep-19

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: 10 October 2019



1/5-11 Nullawil Street Springvale VIC Sold Price

\$441,800 Sold Date **24-Jun-19**

3 1 1

Distance **0.49km**



4/5 Parsons Avenue Springvale VIC Sold Price

\$543,500 Sold Date **01-May-19**

2 2 1

Distance **1.42km**



2/26 Lewis Street Springvale VIC Sold Price

^{RS} **\$497,000** Sold Date **13-Sep-19**

2 1 1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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