

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
1/6 LASCELLES 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	\$690,000	&	\$759,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$625,000	Property type	Unit	Suburb	Springvale
Period-from	01 Mar 2021	to	28 Feb 2022	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
1/20 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$670,000	08-Apr-21
4/68 ALBERT AVENUE SPRINGVALE VIC 3171	\$700,000	08-Feb-21
2/1 CLEARY STREET SPRINGVALE SOUTH VIC 3172	\$711,000	10-Aug-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.

This Statement of Information was prepared on: 22 March 2022

rosy tran
P (03) 9548 4011
M 0434 495 159
E rosy.tran@springvale.rh.com.au



**1/20 WHITWORTH AVENUE
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$670,000** Sold Date **08-Apr-21**

Distance **0.5km**



**4/68 ALBERT AVENUE
SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$700,000** Sold Date **08-Feb-21**

Distance **1.5km**



**2/1 CLEARY STREET SPRINGVALE
SOUTH VIC 3172**

2 2 1

Sold Price **\$711,000** Sold Date **10-Aug-21**

Distance **2.36km**

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

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