

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

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

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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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