

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

6/44 GLENDALE 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2022

to

31 Dec 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

1/805 PRINCES HIGHWAY SPRINGVALE VIC 3171	\$260,000	31-Mar-22
11/8 ST JAMES AVENUE SPRINGVALE VIC 3171	\$275,000	29-Apr-22
7/37 CORRIGAN ROAD NOBLE PARK VIC 3174	\$220,000	01-Jul-22

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: 17 January 2023

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**1/805 PRINCES HIGHWAY
SPRINGVALE VIC 3171**

1 1 1

Sold Price **\$260,000** Sold Date **31-Mar-22**

Distance **0.94km**



**11/8 ST JAMES AVENUE
SPRINGVALE VIC 3171**

1 1 1

Sold Price **\$275,000** Sold Date **29-Apr-22**

Distance **1.97km**



**7/37 CORRIGAN ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price **\$220,000** Sold Date **01-Jul-22**

Distance **2.58km**

RS = Recent sale

UN = Undisclosed Sale

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