

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

4/18 Andrew 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

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

2/66 Albert Avenue Springvale VIC 3171	\$506,000	01-Sep-19
4/25-37 Spring Road Springvale South VIC 3172	\$491,500	31-Aug-19
6/52-54 Royal Avenue Springvale VIC 3171	\$434,000	23-Jul-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: 18 October 2019



2/66 Albert Avenue Springvale VIC 3171 Sold Price **\$506,000** Sold Date **01-Sep-19**
 Distance **0.6km**
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4/25-37 Spring Road Springvale South VIC 3172 Sold Price **\$491,500** Sold Date **31-Aug-19**
 Distance **0.61km**
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6/52-54 Royal Avenue Springvale VIC 3171 Sold Price **\$434,000** Sold Date **23-Jul-19**
 Distance **0.65km**
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RS = Recent sale UN = Undisclosed Sale

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