

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

2/2 Bernay Court Springvale South VIC 3172

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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

Unit

Suburb

Springvale South

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

2/62 Olympic Avenue Springvale South VIC 3172	\$541,000	30-Sep-19
6/566-568 Springvale Road Springvale South VIC 3172	\$569,000	11-Oct-19
3/14 St James Avenue Springvale VIC 3171	\$536,000	17-Aug-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: 28 October 2019



**2/62 Olympic Avenue Springvale
South VIC 3172**

4 1 3

Sold Price

^{RS} **\$541,000**

Sold Date **30-Sep-19**

Distance **0.68km**



**6/566-568 Springvale Road
Springvale South VIC 3172**

3 2 1

Sold Price

^{RS} **\$569,000**

Sold Date **11-Oct-19**

Distance **1.11km**



**3/14 St James Avenue Springvale
VIC 3171**

2 1 1

Sold Price

\$536,000

Sold Date **17-Aug-19**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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