

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

7/44 View 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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Springvale

Period-from

01 Apr 2020

to

31 Mar 2021

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

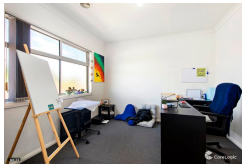
Date of sale

| | | |
|---|-----------|-----------|
| 3/927 Heatherton Road Springvale VIC 3171 | \$627,500 | 11-Feb-21 |
| 1/9 Virginia Street Springvale VIC 3171 | \$608,000 | 04-Mar-21 |
| 3/2 Mary Street Springvale VIC 3171 | \$540,000 | 11-Nov-20 |

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: 15 April 2021



3/927 Heatherton Road Springvale VIC 3171

Sold Price

\$627,500

Sold Date

11-Feb-21

 2  2  1

Distance

0.56km



1/9 Virginia Street Springvale VIC 3171

Sold Price

^{RS} **\$608,000**

Sold Date

04-Mar-21

 2  1  1

Distance

1.15km



3/2 Mary Street Springvale VIC 3171

Sold Price

\$540,000

Sold Date

11-Nov-20

 2  2  2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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