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	2/9 Ealing Crescent 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Springvale South
Period-from	01 Dec 2020	to	30 Nov 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
3/10 Sunrise Court Springvale South VIC 3172	$682,000	15-Sep-21
592 Springvale Road Springvale South VIC 3172	$655,000	31-Jul-21
15 Spring Road Springvale South VIC 3172	$690,000	27-Sep-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: 21 December 2021

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3/10 Sunrise Court Springvale South VIC 3172

3 2 2

Sold Price **$682,000** Sold Date **15-Sep-21**

Distance **1.1km**



592 Springvale Road Springvale South VIC 3172

3 2 2

Sold Price RS **$655,000** Sold Date **31-Jul-21**

Distance **1.6km**



15 Spring Road Springvale South VIC 3172

3 1 2

Sold Price **$690,000** Sold Date **27-Sep-21**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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