

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

46 Amiel 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

or range
between

\$860,000

&

\$946,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Springvale

Period-from

01 Sep 2018

to

31 Aug 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

18 Sullivan Street Springvale VIC 3171	\$757,500	09-Apr-19
45 Davis Way Springvale VIC 3171	\$1,006,000	10-May-19
18 Merrill Street Mulgrave VIC 3170	\$860,000	12-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: 16 September 2019



18 Sullivan Street Springvale VIC 3171

 4  2  2

Sold Price

\$757,500

Sold Date

09-Apr-19

Distance

0.61km



45 Davis Way Springvale VIC 3171

 4  2  2

Sold Price

\$1,006,000

Sold Date

10-May-19

Distance

0.99km



18 Merrill Street Mulgrave VIC 3170

 4  2  1

Sold Price

^{RS} **\$860,000**

Sold Date

12-Aug-19

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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