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	14 Bailey Court 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	$900,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	House	Suburb	Springvale
Period-from	01 Mar 2020	to	28 Feb 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
15 Hanleth Avenue Springvale VIC 3171	$871,000	27-Feb-21
4 Heather Grove Springvale VIC 3171	$910,000	13-Mar-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: 29 March 2021

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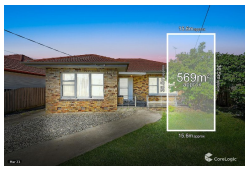


15 Hanleth Avenue Springvale VIC 3171

3 1 1

Sold Price RS $871,000 Sold Date 27-Feb-21

Distance 0.71km



4 Heather Grove Springvale VIC 3171

3 1 1

Sold Price RS $910,000 Sold Date 13-Mar-21

Distance 0.49km

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

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