

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

4/11 Parsons Avenue 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/2 Mary Street Springvale VIC 3171	\$546,000	19-Dec-19
2/24 Whitworth Avenue Springvale VIC 3171	\$610,500	01-Nov-19
3/41 Hope Street Springvale VIC 3171	\$580,000	09-Jul-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: 07 February 2020



2/2 Mary Street Springvale VIC 3171 Sold Price **\$546,000** Sold Date **19-Dec-19**

 2
  2
  2

Distance **0.23km**



2/24 Whitworth Avenue Springvale VIC 3171 Sold Price **\$610,500** Sold Date **01-Nov-19**

 2
  1
  -

Distance **0.31km**



3/41 Hope Street Springvale VIC 3171 Sold Price **\$580,000** Sold Date **09-Jul-19**

 2
  1
  2

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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