

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

18 RICHARD STREET 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Springvale South

Period-from

01 Oct 2023

to

30 Sep 2024

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

887 HEATHERTON ROAD SPRINGVALE VIC 3171	\$685,000	27-Jul-24
19 HUME ROAD SPRINGVALE SOUTH VIC 3172	\$740,000	26-Jun-24
13 JEFFERY AVENUE NOBLE PARK VIC 3174	\$730,000	08-Jun-24

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: 28 October 2024



**887 HEATHERTON ROAD
SPRINGVALE VIC 3171**

2 1 1

Sold Price **\$685,000** Sold Date **27-Jul-24**

Distance **0.76km**



**19 HUME ROAD SPRINGVALE
SOUTH VIC 3172**

6 2 2

Sold Price **\$740,000** Sold Date **26-Jun-24**

Distance **0.89km**



**13 JEFFERY AVENUE NOBLE PARK
VIC 3174**

3 1 2

Sold Price **\$730,000** Sold Date **08-Jun-24**

Distance **1.02km**

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

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