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	1/19 Edmond 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Springvale
Period-from	01 Feb 2020	to	31 Jan 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
3/2A Merton Street Springvale VIC 3171	$610,000	30-Sep-20
2/9 Stephens Avenue Springvale VIC 3171	$630,000	22-Oct-20
1/21 Grace Street Springvale VIC 3171	$625,227	16-Oct-20

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: 03 February 2021

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3/2A Merton Street Springvale VIC 3171

3 1 1

Sold Price **$610,000** Sold Date **30-Sep-20**

Distance **0.58km**



2/9 Stephens Avenue Springvale VIC 3171

3 2 2

Sold Price **$630,000** Sold Date **22-Oct-20**

Distance **1.1km**



1/21 Grace Street Springvale VIC 3171

3 2 1

Sold Price **$625,227** Sold Date **16-Oct-20**

Distance **1.24km**

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

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