

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

19/83 View Road 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

\$480,000

&

\$528,000

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

4/5 Leopold Avenue Springvale South VIC 3172	\$500,000	09-Feb-21
7/138 Westall Road Springvale VIC 3171	\$500,000	12-Jan-21
1/10 Frank Street Noble Park VIC 3174	\$490,000	11-Nov-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: 11 February 2021



4/5 Leopold Avenue Springvale South VIC 3172

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **09-Feb-21**

Distance **1.37km**



7/138 Westall Road Springvale VIC 3171

2 2 1

Sold Price

Sold Date **12-Jan-21**

Distance **1.9km**



1/10 Frank Street Noble Park VIC 3174

2 1 1

Sold Price

\$490,000

Sold Date **11-Nov-20**

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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