

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/18 Watt 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,250

*House

*Unit

X

Suburb

Springvale

Period-from

01 Jul 2018

to

30 Jun 2019

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

5/63 Royal Avenue Springvale VIC 3171	\$585,000	28-Mar-19
3/63 Royal Avenue Springvale VIC 3171	\$580,000	19-Jun-19
88 Quarter Circuit Springvale VIC 3171	\$580,000	26-Mar-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.~~

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5/63 Royal Avenue Springvale VIC 3171

Sold Price

\$585,000

Sold Date

28-Mar-19

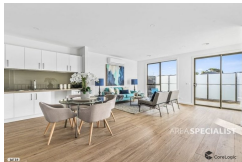
2

-

-

Distance

1.41km



3/63 Royal Avenue Springvale VIC 3171

Sold Price

\$580,000

Sold Date

19-Jun-19

2

2

1

Distance

1.41km



88 Quarter Circuit Springvale VIC 3171

Sold Price

Sold Date

26-Mar-19

2

2

1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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