

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

5/135-145 Athol Road 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

or range
between

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,250

Property type

Unit

Suburb

Springvale South

Period-from

01 Nov 2018

to

31 Oct 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

1/2 Waddington Crescent Springvale South VIC 3172	\$501,000	24-Aug-19
3/77-79 Athol Road Springvale South VIC 3172	\$495,500	08-Dec-18
4/25-37 Spring Road Springvale South VIC 3172	\$491,500	31-Aug-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: 27 November 2019



**1/2 Waddington Crescent
Springvale South VIC 3172**

2 1 1

Sold Price **\$501,000** Sold Date **24-Aug-19**

Distance **0.55km**



**3/77-79 Athol Road Springvale
South VIC 3172**

2 1 2

Sold Price **\$495,500** Sold Date **08-Dec-18**

Distance **0.58km**



**4/25-37 Spring Road Springvale
South VIC 3172**

2 2 2

Sold Price **\$491,500** Sold Date **31-Aug-19**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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