

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

51 St James Avenue 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Springvale

Period-from

01 Jan 2019

to

31 Dec 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

4 Luxford Court Springvale VIC 3171	\$910,000	11-Dec-19
10 Saunders Street Clayton South VIC 3169	\$889,000	21-Dec-19
42 Windsor Avenue Springvale VIC 3171	\$850,000	21-Sep-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: 31 January 2020



4 Luxford Court Springvale VIC 3171 Sold Price

^{RS} **\$910,000** Sold Date **11-Dec-19**

3 1 1

Distance **0.73km**



10 Saunders Street Clayton South VIC 3169 Sold Price

^{RS} **\$889,000** Sold Date **21-Dec-19**

3 1 2

Distance **1.32km**



42 Windsor Avenue Springvale VIC 3171 Sold Price

\$850,000 Sold Date **21-Sep-19**

3 1 1

Distance **0.37km**

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

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