

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

8/25-37 SPRING 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/21 SPRING ROAD SPRINGVALE SOUTH VIC 3172	\$690,000	17-May-24
2/741 HEATHERTON ROAD SPRINGVALE VIC 3171	\$645,000	28-Apr-24
16/17-19 SPRING ROAD SPRINGVALE SOUTH VIC 3172	\$635,000	20-Apr-24

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: 23 July 2024



1/21 SPRING ROAD SPRINGVALE SOUTH VIC 3172

3 1 2

Sold Price

^{RS} \$690,000

Sold Date

17-May-24

Distance

0.1km



2/741 HEATHERTON ROAD SPRINGVALE VIC 3171

3 1 1

Sold Price

\$645,000

Sold Date

28-Apr-24

Distance

0.77km



16/17-19 SPRING ROAD SPRINGVALE SOUTH VIC 3172

3 1 1

Sold Price

\$635,000

Sold Date

20-Apr-24

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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