

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

3/6 LASCELLES 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

House

Suburb

Springvale

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/29 REGENT AVENUE SPRINGVALE VIC 3171	\$780,000	15-Jul-21
9 LANGI STREET SPRINGVALE VIC 3171	\$780,512	21-Oct-21
13/862 SPRINGVALE ROAD MULGRAVE VIC 3170	\$825,000	23-Oct-21

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: 22 March 2022

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**2/29 REGENT AVENUE
 SPRINGVALE VIC 3171**

3 2 2

Sold Price **\$780,000** Sold Date **15-Jul-21**

Distance **0.97km**



**9 LANGI STREET SPRINGVALE VIC
 3171**

3 2 2

Sold Price **\$780,512** Sold Date **21-Oct-21**

Distance **1.13km**



**13/862 SPRINGVALE ROAD
 MULGRAVE VIC 3170**

3 3 2

Sold Price **\$825,000** Sold Date **23-Oct-21**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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