

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

4/5-7 McLeod 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Springvale

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/50 Stephenson Street Springvale VIC 3171	\$610,000	02-Sep-21
2/28 Hope Street Springvale VIC 3171	\$715,000	10-Oct-21
1/39 View Road Springvale VIC 3171	\$700,000	16-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: 03 December 2021


1/50 Stephenson Street Springvale VIC 3171
 4
  1
  2

Sold Price

^{RS} **\$610,000**

Sold Date

02-Sep-21

Distance

0.16km

2/28 Hope Street Springvale VIC 3171
 3
  1
  1

Sold Price

^{RS} **\$715,000**

Sold Date

10-Oct-21

Distance

0.66km

1/39 View Road Springvale VIC 3171
 3
  2
  1

Sold Price

^{RS} **\$700,000**

Sold Date

16-Oct-21

Distance

1.98km
RS = Recent sale

UN = Undisclosed Sale

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