

## 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

16 JAFFNA PLACE SPRINGVALE SOUTH VIC 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Apr 2024

to

31 Mar 2025

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

3 JAFFNA PLACE SPRINGVALE SOUTH VIC 3172	\$710,000	16-Oct-23
2/23 PRIOR ROAD NOBLE PARK VIC 3174	\$740,000	20-Apr-24
3/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172	\$700,000	27-Nov-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: 04 April 2025



## 3 JAFFNA PLACE SPRINGVALE SOUTH VIC 3172

3 3 2

Sold Price **\$710,000** Sold Date **16-Oct-23**

Distance **0km**



## 2/23 PRIOR ROAD NOBLE PARK VIC 3174

3 2 2

Sold Price **\$740,000** Sold Date **20-Apr-24**

Distance **1.53km**



## 3/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172

3 3 2

Sold Price **\$700,000** Sold Date **27-Nov-24**

Distance **1.65km**

RS = Recent sale      UN = Undisclosed Sale

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