

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

1/221 Clarke 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Jan 2021

to

31 Dec 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

11/542-544 Springvale Road Springvale South VIC 3172	\$695,000	29-Oct-21
4/18-20 Golden Grove Springvale South VIC 3172	\$683,500	20-Nov-21
3/10 Sunrise Court Springvale South VIC 3172	\$682,000	15-Sep-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.~~

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**11/542-544 Springvale Road
 Springvale South VIC 3172**

3 2 1

Sold Price **\$695,000** Sold Date **29-Oct-21**

Distance **0.26km**



**4/18-20 Golden Grove Springvale
 South VIC 3172**

3 1 2

Sold Price ^{RS} **\$683,500** Sold Date **20-Nov-21**

Distance **0.45km**



**3/10 Sunrise Court Springvale
 South VIC 3172**

3 2 2

Sold Price **\$682,000** Sold Date **15-Sep-21**

Distance **1.23km**

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

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