

Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

PAUL JONES REALTY

### Property offered for sale

Address  
Including suburb and  
postcode U1/1 SULLIVAN STREET SPRINGVALE

### 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 \$615,000 & \$675,000

### Median sale price

Median price \$560,000 Property type UNIT Suburb SPRINGVALE

Period - From 01/07/2022 to 30/06/2023 Source PriceFinder

### 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 six 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 U2-26 MERTON STREET SPRINGVALE   | \$615,000 | 02/08/2023   |
| 2 U2-26A MONCUR AVENUE SPRINGVALE  | \$590,000 | 16/08/2023   |
| 3 U2-41 ST JAMES AVENUE SPRINGVALE | \$615,000 | 18/04/2023   |

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 six months.~~

This Statement of Information was prepared on: 20 September 2023