

## 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

1/29 WHITWORTH AVENUE SPRINGVALE VIC 3171

### 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

\$540,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Springvale

Period-from

01 Apr 2023

to

31 Mar 2024

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

6/2 MARY STREET SPRINGVALE VIC 3171	\$600,000	01-Nov-23
1/27-29 ELLEN STREET SPRINGVALE VIC 3171	\$560,000	14-Jan-24
1/138 WESTALL ROAD SPRINGVALE VIC 3171	\$530,000	18-Nov-23

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: 23 April 2024



**6/2 MARY STREET SPRINGVALE  
VIC 3171**

3 2 1

Sold Price **\$600,000** Sold Date **01-Nov-23**

Distance **0.46km**



**1/27-29 ELLEN STREET  
SPRINGVALE VIC 3171**

2 1 1

Sold Price **\$560,000** Sold Date **14-Jan-24**

Distance **1.38km**



**1/138 WESTALL ROAD  
SPRINGVALE VIC 3171**

1 1 2

Sold Price **\$530,000** Sold Date **18-Nov-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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