

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

| |
|--|
| 1/816-822 Heatherton Road, Springvale South Vic 3172 |
|--|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

| |
|-----------|
| \$520,000 |
|-----------|

 &

| |
|-----------|
| \$570,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$640,000 |
|-----------|

 Property Type

| |
|------|
| Unit |
|------|

 Suburb

| |
|------------------|
| Springvale South |
|------------------|

Period - From

| |
|------------|
| 02/07/2023 |
|------------|

 to

| |
|------------|
| 01/07/2024 |
|------------|

 Source

| |
|------|
| REIV |
|------|

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 | 22/157 Noble St SPRINGVALE SOUTH 3172 | \$567,000 | 04/03/2024 |
| 2 | 3/106 Noble St NOBLE PARK 3174 | \$545,000 | 27/04/2024 |
| 3 | 3/1009 Heatherton Rd NOBLE PARK 3174 | \$540,000 | 10/04/2024 |

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:

| |
|------------------|
| 02/07/2024 12:37 |
|------------------|



Rooms: 3
Property Type: Unit
Land Size: 310 sqm approx
Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

02/07/2023 - 01/07/2024: \$640,000

Comparable Properties



22/157 Noble St SPRINGVALE SOUTH 3172 (REI)

Agent Comments



Price: \$567,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit
Land Size: 266 sqm approx



3/106 Noble St NOBLE PARK 3174 (REI)

Agent Comments



Price: \$545,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit



3/1009 Heatherton Rd NOBLE PARK 3174 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 10/04/2024
Property Type: Unit
Land Size: 177 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604