

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

19/780-788 HEATHERTON 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Oct 2022

to

30 Sep 2023

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

10/90 ATHOL ROAD SPRINGVALE SOUTH VIC 3172	\$483,000	04-Sep-23
17/138 WESTALL ROAD SPRINGVALE VIC 3171	\$470,000	03-Aug-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 October 2023



**10/90 ATHOL ROAD SPRINGVALE
SOUTH VIC 3172**

 2  1  1

Sold Price

^{RS} **\$483,000**

Sold Date **04-Sep-23**

Distance **1.76km**



**17/138 WESTALL ROAD
SPRINGVALE VIC 3171**

 2  1  1

Sold Price

^{RS} **\$470,000**

Sold Date **03-Aug-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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