

## 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

2/10 STEPHENSON STREET 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

\$588,888

&

\$628,888

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Springvale

Period-from

01 Mar 2023

to

29 Feb 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

Address of comparable property	Price	Date of sale
2/10 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$625,000	30-Nov-22

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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Corey Le  
M 0417311491  
E ckle@bigginScott.com.au



**2/10 WHITWORTH AVENUE  
SPRINGVALE VIC 3171**

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Sold Price **\$625,000** Sold Date **30-Nov-22**

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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