

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

2/2 PRINCE STREET SPRINGVALE VIC 3171

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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,250

Property type

Unit

Suburb

Springvale

Period-from

01 Jun 2023

to

31 May 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

| | | |
|-------------------------------------|-----------|-----------|
| 4/24 VIEW ROAD SPRINGVALE VIC 3171 | \$600,000 | 07-Jun-24 |
| 5/2 MARY STREET SPRINGVALE VIC 3171 | \$580,000 | 27-Feb-24 |
| 6/2 MARY STREET SPRINGVALE VIC 3171 | \$600,000 | 01-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: 26 June 2024



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**4/24 VIEW ROAD SPRINGVALE
VIC 3171**

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **07-Jun-24**

Distance **1km**



**5/2 MARY STREET SPRINGVALE
VIC 3171**

2 2 1

Sold Price **\$580,000** Sold Date **27-Feb-24**

Distance **0.4km**



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

3 2 1

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

Distance **0.39km**

RS = Recent sale UN = Undisclosed Sale

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