

STATEMENT OF INFORMATION

2/75 ATHOL ROAD, SPRINGVALE SOUTH, VIC 3172

PREPARED BY RICKY NGUYEN, ISELL GROUP, PHONE: 0420 956 239



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

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IMPORTANT: You must register to inspect this property

Click 'Contact/Email Agent' and we will register you for the inspection

You will receive updates on price changes or new inspection times

NOTE: If registrations are not received the inspection may not go ahead

PHOTO ID REQUIRED FOR ALL INSPECTIONS.

2/75 ATHOL ROAD, SPRINGVALE SOUTH,  3  2  2

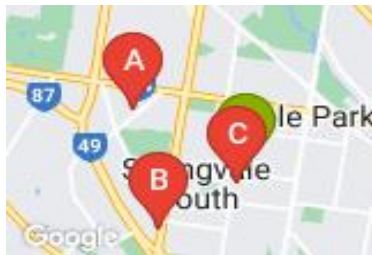
Indicative Selling Price

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

Price Range: \$730,000 to \$800,000

Provided by: Ricky Nguyen, iSell Group

MEDIAN SALE PRICE



SPRINGVALE SOUTH, VIC, 3172

Suburb Median Sale Price (Unit)

\$651,999

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



9 TINTERN DR, SPRINGVALE SOUTH, VIC 3172  4  2  2

Sale Price

***\$896,250**

Sale Date: 23/03/2024

Distance from Property: 1.7km



7 RADIANCE PL, SPRINGVALE SOUTH, VIC  3  2  1

Sale Price

***\$700,000**

Sale Date: 23/12/2023

Distance from Property: 1.4km



31B BROADOAK ST, SPRINGVALE SOUTH, VIC  4  3  2

Sale Price

***\$970,000**

Sale Date: 02/12/2023

Distance from Property: 218m



This report has been compiled on 01/04/2024 by iSell Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

2/75 ATHOL ROAD, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range: \$730,000 to \$800,000

Median sale price

Median price

\$651,999

Property type

Unit

Suburb

SPRINGVALE
SOUTH

Period

01 April 2023 to 31 March 2024

Source



Comparable property sales

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

9 TINTERN DR, SPRINGVALE SOUTH, VIC 3172	*\$896,250	23/03/2024
7 RADIANCE PL, SPRINGVALE SOUTH, VIC 3172	*\$700,000	23/12/2023
31B BROADOAK ST, SPRINGVALE SOUTH, VIC 3172	*\$970,000	02/12/2023

This Statement of Information was prepared on:

01/04/2024