

STATEMENT OF INFORMATION

215 CLARKE 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



215 CLARKE ROAD, SPRINGVALE SOUTH,  4  2  5

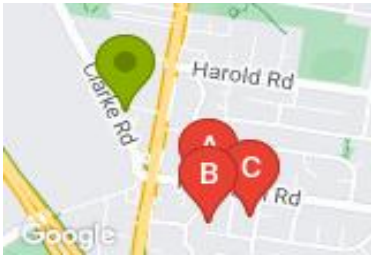
Indicative Selling Price

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

Price Range: **\$900,000 to \$990,000**

Provided by: Ricky Nguyen, iSell Group

MEDIAN SALE PRICE



SPRINGVALE SOUTH, VIC, 3172

Suburb Median Sale Price (House)

\$806,750

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.



20 PATERSON RD, SPRINGVALE SOUTH, VIC  3  2  4

Sale Price

***\$1,055,000**

Sale Date: 06/04/2024

Distance from Property: 407m



43 GWENT ST, SPRINGVALE SOUTH, VIC 3172  3  1  2

Sale Price

\$821,000

Sale Date: 31/01/2024

Distance from Property: 487m



6 NORTHGATE DR, SPRINGVALE SOUTH, VIC  6  3  4

Sale Price

***\$950,000**

Sale Date: 10/02/2024

Distance from Property: 554m



This report has been compiled on 16/04/2024 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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

215 CLARKE ROAD, SPRINGVALE SOUTH, VIC 3172

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price

\$806,750

Property type

House

Suburb

SPRINGVALE

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

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

20 PATERSON RD, SPRINGVALE SOUTH, VIC 3172	*\$1,055,000	06/04/2024
43 GWENT ST, SPRINGVALE SOUTH, VIC 3172	\$821,000	31/01/2024
6 NORTHGATE DR, SPRINGVALE SOUTH, VIC 3172	*\$950,000	10/02/2024

This Statement of Information was prepared

16/04/2024