

## 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

3 EDEN AVENUE 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

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Springvale

Period-from

01 Aug 2022

to

31 Jul 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

2 DODDS STREET SPRINGVALE VIC 3171	\$830,000	09-Mar-23
49 PETER STREET SPRINGVALE VIC 3171	\$760,000	27-May-23
11 GOODWOOD DRIVE SPRINGVALE VIC 3171	\$830,000	13-Jul-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: 10 August 2023



**2 DODDS STREET SPRINGVALE VIC 3171** Sold Price **\$830,000** Sold Date **09-Mar-23**

3 1 2

Distance **0.33km**



**49 PETER STREET SPRINGVALE VIC 3171** Sold Price <sup>RS</sup> **\$760,000** Sold Date **27-May-23**

3 1 1

Distance **0.34km**



**11 GOODWOOD DRIVE SPRINGVALE VIC 3171** Sold Price <sup>RS</sup> **\$830,000** Sold Date **13-Jul-23**

3 1 2

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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