

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 Red Hill Road, Springvale Vic 3171

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$875,000 Property Type House Suburb Springvale

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 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
1	13 Hanleth Av SPRINGVALE 3171	\$865,000	20/10/2023
2	936 Heatherton Rd SPRINGVALE SOUTH 3172	\$850,000	26/10/2023
3	89 Ellen St SPRINGVALE 3171	\$830,000	25/11/2023

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 six months.~~

This Statement of Information was prepared on:

14/03/2024 14:23



Property Type: House (Previously Occupied - Detached)
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2023: \$875,000

Comparable Properties



13 Hanleth Av SPRINGVALE 3171 (VG)

Agent Comments



Price: \$865,000
Method: Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 547 sqm approx



936 Heatherton Rd SPRINGVALE SOUTH 3172 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 26/10/2023
Property Type: House
Land Size: 581 sqm approx



89 Ellen St SPRINGVALE 3171 (REI/VG)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 583 sqm approx

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