## 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

### Property offered for sale

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	30 Cotswold Crescent Springvale South VIC 3172								
ndicative selling price									
For the meaning of this p	rice see consum	er.vic.gov.	au/underquoti	ng (*Delete sing	gle price	or range a	s applicable)		
Single price		or ra	ange between	\$780,000		&	\$858,000		
Median sale price									
(*Delete house or unit as	applicable)								
Median price	\$803,000	*House	X *Unit		Suburb	Springva	ale South		
Period - From	29.05.2023	14.1	1.2023	Source P	ricefind	der.com.a	ıu		

#### 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. 12 Arcadia Court Noble Park VIC 3172	\$785,000	06.10.2023
2. 4 Van-Wyk Court Springvale South VIC 3172	\$830,000	29.05.2023
3. 15 Cotswold Crescent Springvale South VIC 3172	\$803,000	30.06.2023





#### 12 ARCADIA CRT, NOBLE PARK 3174

Sale Price: Sale Date: Original Price:

Features:

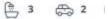
\$785,000 (Agents Advice - Sale) 06/10/2023 \$749,000 - \$799,000 (Under Offer)

\$749,000 - \$799,000 (Under Offer) Final Price: RPD:

25//LP90561







Property Type: House

Property Area: 596m2 Original % Chg: Final % Chg:

Days to Sell: 22 Distance: 296m



## 4 VAN-WYK CRT, SPRINGVALE SOUTH 3172 A

Sale Price: \$830,000 (Normal Sale)

Sale Date: 29/05/2023 Original Price: \$768,000 - \$848,000 (Under Offer) Final Price: \$768,000 - \$848,000 (Under Offer)

RPD: 49//LP79052

Features: IMPROVEMENTS: FLOORBOARDS







Property Type: House Property Area: 709m<sup>2</sup>

Original % Chg: Final % Chg:

Days to Sell: 45 Distance:

665m



## 15 COTSWOLD CRES, SPRINGVALE SOUTH... 🕮 3 🕒 1

Sale Price: Sale Date: 30/06/2023 Original Price: For Sale Final Price: For Sale RPD:

Features:

\$803,000 (Normal Sale)

7//LP90518

Property Type: Property Area: Original % Chg:

House 554m<sup>2</sup>

Final % Chg: Distance:

52m