

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

4/26 UNION GROVE SPRINGVALE VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Springvale

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/7 LASCELLES STREET SPRINGVALE VIC 3171	\$632,500	17-Nov-23
3/10 WHITWORTH AVENUE SPRINGVALE VIC 3171	\$620,000	18-Feb-23
26 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$631,000	14-Jun-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.~~

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Rosy Tran
 P (03) 9548 4011
 M 0434 495 159
 E rosy.tran@springvale.rh.com.au



**1/7 LASCELLES STREET
 SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$632,500** Sold Date **17-Nov-23**

Distance **0.57km**



**3/10 WHITWORTH AVENUE
 SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$620,000** Sold Date **18-Feb-23**

Distance **0.86km**



**26 QUARTER CIRCUIT
 SPRINGVALE VIC 3171**

2 2 1

Sold Price **\$631,000** Sold Date **14-Jun-23**

Distance **0.9km**



**4/46 VIEW ROAD SPRINGVALE
 VIC 3171**

2 2 1

Sold Price **\$625,000** Sold Date **16-Aug-23**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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