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

4/5-7 Mcleod Street, Springvale Vic 3171

Indicative selling price

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

Range between | $620,000 | & | $680,000

Median sale price

| Median price | $630,500 | Property Type | Unit | Suburb | Springvale |

| Period - From | 01/07/2022 | to | 30/06/2023 | 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 2/15 Joyce St SPRINGVALE 3171	$705,000	25/05/2023
2 1/6 Webb Av SPRINGVALE 3171	$635,000	25/03/2023
3 2/26 Merton St SPRINGVALE 3171	$615,000	02/08/2023

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: 18/08/2023 10:45

Tony Doh
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Indicative Selling Price
$620,000 - $680,000
Median Unit Price
Year ending June 2023: $630,500

🛏 **3** 🛁 **1** 🚗 **2**

Property Type: House
Land Size: 306 sqm approx

Agent Comments

Comparable Properties

2/15 Joyce St SPRINGVALE 3171 (REI/VG)

🛏 **3** 🛁 **2** 🚗 **2**

Price: $705,000
Method: Private Sale
Date: 25/05/2023
Property Type: Unit
Land Size: 275 sqm approx

Agent Comments

1/6 Webb Av SPRINGVALE 3171 (REI/VG)

🛏 **3** 🛁 **2** 🚗 **2**

Price: $635,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit
Land Size: 273 sqm approx

Agent Comments

2/26 Merton St SPRINGVALE 3171 (REI)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $615,000
Method: Private Sale
Date: 02/08/2023
Property Type: Unit
Land Size: 318 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888