

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

4/72 ST JOHNS AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Springvale

Period-from

01 Jan 2023

to

31 Dec 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

3 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$750,000	19-Jul-23
67 QUARTER CIRCUIT SPRINGVALE VIC 3171	\$730,000	15-Sep-23
15 TALARA CLOSE SPRINGVALE VIC 3171	\$765,000	15-Sep-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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**3 QUARTER CIRCUIT SPRINGVALE
VIC 3171**

3 2 1

Sold Price **\$750,000** Sold Date **19-Jul-23**

Distance **0.78km**

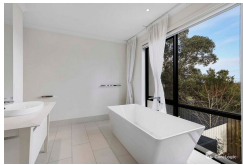


**67 QUARTER CIRCUIT
SPRINGVALE VIC 3171**

3 2 1

Sold Price **\$730,000** Sold Date **15-Sep-23**

Distance **0.79km**



**15 TALARA CLOSE SPRINGVALE
VIC 3171**

3 2 1

Sold Price **\$765,000** Sold Date **15-Sep-23**

Distance **1.23km**

RS = Recent sale UN = Undisclosed Sale

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