

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 Ross Court, Springvale, VIC 3171

Indicative selling price

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

Price Range

\$780,000

&

\$850,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Springvale (3171)

Period - From

01/03/2023

to

29/02/2024

Source

Corelogic

Comparable property sales

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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

120 LIGHTWOOD ROAD, NOBLE PARK VIC 3174

\$830,000

19/01/2024

936 HEATHERTON ROAD, SPRINGVALE SOUTH VIC 3172

\$850,000

22/10/2023

23 GOODWOOD DRIVE, SPRINGVALE VIC 3171

\$820,000

18/11/2023

This Statement of Information was prepared on: 06/03/2024