

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

40 CHARLES 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Springvale

Period-from

01 Dec 2022

to

30 Nov 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

60 MYRTLE STREET SPRINGVALE SOUTH VIC 3172	\$850,000	06-Sep-23
1 CASCADE COURT NOBLE PARK NORTH VIC 3174	\$855,000	16-Aug-23
38 BLAXLAND DRIVE DANDENONG NORTH VIC 3175	\$880,000	27-Jul-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.~~

This Statement of Information was prepared on: 21 December 2023



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**60 MYRTLE STREET SPRINGVALE
SOUTH VIC 3172**

3 2 2

Sold Price

\$850,000

Sold Date

06-Sep-23

Distance

2.12km



**1 CASCADE COURT NOBLE PARK
NORTH VIC 3174**

3 2 2

Sold Price

\$855,000

Sold Date

16-Aug-23

Distance

2.19km



**38 BLAXLAND DRIVE
DANDENONG NORTH VIC 3175**

3 2 2

Sold Price

\$880,000

Sold Date

27-Jul-23

Distance

2.74km

RS = Recent sale

UN = Undisclosed Sale

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