

## 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

6 SPRINGFIELD ROAD SPRINGVALE SOUTH VIC 3172

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,500

Property type

Other

Suburb

Springvale South

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

3 LONDREW AVENUE SPRINGVALE SOUTH VIC 3172	\$750,000	22-Oct-23
11 LONDREW AVENUE SPRINGVALE SOUTH VIC 3172	\$800,000	24-Oct-23
5 FOLKESTONE CRESCENT SPRINGVALE SOUTH VIC 3172	\$788,000	28-Oct-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: 27 February 2024

**3 LONDREW AVENUE  
SPRINGVALE SOUTH VIC 3172**3  1  1 Sold Price **\$750,000** Sold Date **22-Oct-23**Distance **0.22km****11 LONDREW AVENUE  
SPRINGVALE SOUTH VIC 3172**3  1  2 Sold Price **\$800,000** Sold Date **24-Oct-23**Distance **0.27km****5 FOLKESTONE CRESCENT  
SPRINGVALE SOUTH VIC 3172**3  1  1 Sold Price **\$788,000** Sold Date **28-Oct-23**Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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