

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

70 CHARLOTTE STREET SPRINGVALE SOUTH VIC 3172

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$823,000

Property type

House

Suburb

Springvale South

Period-from

01 Jul 2023

to

30 Jun 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

43 GWENT STREET SPRINGVALE SOUTH VIC 3172	\$821,000	31-Jan-24
64 PATERSON ROAD SPRINGVALE SOUTH VIC 3172	\$830,000	03-Mar-24
59 HAROLD ROAD SPRINGVALE SOUTH VIC 3172	\$860,000	16-Mar-24

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: 03 July 2024

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**43 GWENT STREET SPRINGVALE
SOUTH VIC 3172**

3 1 1

Sold Price

\$821,000

Sold Date

31-Jan-24

Distance

0.35km**64 PATERSON ROAD SPRINGVALE
SOUTH VIC 3172**

4 2 1

Sold Price

\$830,000

Sold Date

03-Mar-24

Distance

0.47km**59 HAROLD ROAD SPRINGVALE
SOUTH VIC 3172**

2 1 1

Sold Price

\$860,000

Sold Date

16-Mar-24

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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