

## 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

768 HEATHERTON 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

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Springvale South

Period-from

01 Apr 2023

to

31 Mar 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

50 SPRING ROAD SPRINGVALE SOUTH VIC 3172	\$742,000	03-Nov-23
5 FOLKESTONE CRESCENT SPRINGVALE SOUTH VIC 3172	\$788,000	28-Oct-23
48 OLYMPIC AVENUE SPRINGVALE SOUTH VIC 3172	\$784,000	04-Nov-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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**50 SPRING ROAD SPRINGVALE  
SOUTH VIC 3172**

3 1 1

Sold Price **\$742,000** Sold Date **03-Nov-23**

Distance **0.47km**



**5 FOLKESTONE CRESCENT  
SPRINGVALE SOUTH VIC 3172**

3 1 1

Sold Price **\$788,000** Sold Date **28-Oct-23**

Distance **0.56km**



**48 OLYMPIC AVENUE SPRINGVALE  
SOUTH VIC 3172**

3 1 2

Sold Price **\$784,000** Sold Date **04-Nov-23**

Distance **1.39km**

RS = Recent sale      UN = Undisclosed Sale

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