

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

8/2 HOSKEN 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$574,000

Property type

Unit

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

4/2 HOSKEN STREET SPRINGVALE SOUTH VIC 3172	\$670,000	22-Nov-23
3/1 REGINALD STREET SPRINGVALE SOUTH VIC 3172	\$678,888	16-Dec-23
1/18 SIMPSON STREET NOBLE PARK VIC 3174	\$670,000	01-Aug-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 April 2024



4/2 HOSKEN STREET SPRINGVALE Sold Price **\$670,000** Sold Date **22-Nov-23**
SOUTH VIC 3172

3 2 2

Distance **0.02km**



3/1 REGINALD STREET Sold Price **\$678,888** Sold Date **16-Dec-23**
SPRINGVALE SOUTH VIC 3172

3 2 2

Distance **0.6km**



1/18 SIMPSON STREET NOBLE Sold Price **\$670,000** Sold Date **01-Aug-23**
PARK VIC 3174

3 2 2

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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