

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

1/6-8 Paterson Road 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Springvale South

Period-from

01 Mar 2020

to

28 Feb 2021

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

7/3-7 Harold Road Springvale South VIC 3172	\$480,000	21-Jan-21
4/5 Leopold Avenue Springvale South VIC 3172	\$500,000	25-Jan-21
3/119 Athol Road Springvale South VIC 3172	\$500,000	12-Oct-20

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: 31 March 2021



**7/3-7 Harold Road Springvale
South VIC 3172**

 2  1  1

Sold Price

\$480,000

Sold Date

21-Jan-21

Distance

0.52km



**4/5 Leopold Avenue Springvale
South VIC 3172**

 2  1  1

Sold Price

\$500,000

Sold Date

25-Jan-21

Distance

0.82km



**3/119 Athol Road Springvale South
VIC 3172**

 3  1  1

Sold Price

Sold Date

12-Oct-20

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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