

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

15 Silverdale Court 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,150

Property type

House

Suburb

Springvale South

Period-from

01 Oct 2020

to

30 Sep 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

12 Koval Court Springvale South VIC 3172	\$735,000	14-Sep-21
22 Ludwig Street Springvale South VIC 3172	\$748,000	18-Aug-21
36 Hosken Street Springvale South VIC 3172	\$760,500	31-Mar-21

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: 20 October 2021



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**12 Koval Court Springvale South
VIC 3172**

2 1 1

Sold Price

\$735,000

Sold Date

14-Sep-21

Distance

1.43km



**22 Ludwig Street Springvale South
VIC 3172**

3 1 1

Sold Price

\$748,000

Sold Date

18-Aug-21

Distance

0.89km



**36 Hosken Street Springvale South
VIC 3172**

3 1 1

Sold Price

\$760,500

Sold Date

31-Mar-21

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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