

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

3/780-788 Heatherton 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

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

16/3-7 Harold Road Springvale South VIC 3172	\$455,000	12-Oct-21
3/682-684 Heatherton Road Springvale South VIC 3172	\$460,000	05-May-21
24/780-788 Heatherton Road Springvale South VIC 3172	\$468,888	26-Apr-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: 26 October 2021


16/3-7 Harold Road Springvale South VIC 3172
 2  1  1

Sold Price

^{RS}
\$455,000

Sold Date

12-Oct-21

Distance

1.65km

3/682-684 Heatherton Road Springvale South VIC 3172
 2  1  1

Sold Price

\$460,000

Sold Date

05-May-21

Distance

0.8km

24/780-788 Heatherton Road Springvale South VIC 3172
 2  1  1

Sold Price

\$468,888

Sold Date

26-Apr-21

Distance

0.08km
RS = Recent sale

UN = Undisclosed Sale

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