

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

48 KEMP STREET SPRINGVALE VIC 3171

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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Springvale

Period-from

01 Jun 2022

to

31 May 2023

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

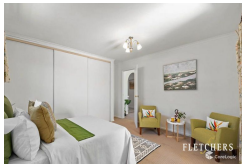
Date of sale

32 GLENDALE ROAD SPRINGVALE VIC 3171	\$895,500	13-Feb-23
63 GARNSWORTHY STREET SPRINGVALE VIC 3171	\$950,000	17-Feb-23
5 SULLIVAN STREET SPRINGVALE VIC 3171	\$950,000	03-Apr-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: 02 June 2023


**32 GLENDALE ROAD SPRINGVALE
VIC 3171**

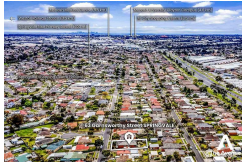
Sold Price

\$895,500

Sold Date

13-Feb-23
 4
 2
 -

Distance

0.99km

**63 GARNSWORTHY STREET
SPRINGVALE VIC 3171**

Sold Price

\$950,000

Sold Date

17-Feb-23
 4
 3
 2

Distance

0.66km

**5 SULLIVAN STREET SPRINGVALE
VIC 3171**

Sold Price

Sold Date

03-Apr-23
 4
 1
 1

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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