

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

2/104 View Road, Springvale Vic 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$825,000

Median sale price

Median price \$682,000

Property Type Unit

Suburb Springvale

Period - From 01/04/2021

to 30/06/2021

Source REIV

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 six 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
1	54 Quarter Cirt SPRINGVALE 3171	\$820,000	29/06/2021
2	1/75 Athol Rd SPRINGVALE SOUTH 3172	\$792,000	22/05/2021
3	2/21 Wilberton Dr SPRINGVALE 3171	\$761,000	03/07/2021

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 six months.~~

This Statement of Information was prepared on:

08/10/2021 15:18



Property Type:

Agent Comments

Comparable Properties

54 Quarter Cirt SPRINGVALE 3171 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 29/06/2021

Property Type: Townhouse (Single)



1/75 Athol Rd SPRINGVALE SOUTH 3172 (REI/VG)

Agent Comments



Price: \$792,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Townhouse (Res)

Land Size: 252 sqm approx

2/21 Wilberton Dr SPRINGVALE 3171 (VG)

Agent Comments



Price: \$761,000

Method: Sale

Date: 03/07/2021

Property Type: Townhouse (Single)