Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/104 View Road, Springvale Vic 3171

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale pr	rice							
Median price	\$682,000	Pro	operty Type	Unit			Suburb	Springvale
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ad	dress 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



RT Edgar





Property Type: Agent Comments Brandon Chuah 03 9807 6686 0433 989 177 bchuah@rtedgar.com.au

Indicative Selling Price \$750,000 - \$825,000 Median Unit Price June quarter 2021: \$682,000

Comparable Properties

54 Quarter Cirt SPRINGVALE 3171 (VG)

Agent Comments

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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)

Account - RT Edgar | P: 03 9807 6686 | F: 03 9808 1977



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