

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

13/22 Bindi Close 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$504,250

Property type

Unit

Suburb

Springvale South

Period-from

01 Nov 2018

to

31 Oct 2019

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 Wisteria Place Springvale South VIC 3172	\$763,000	29-Aug-19
25 Dome Court Springvale South VIC 3172	\$650,000	02-Aug-19
23 Elisabeth Avenue Springvale South VIC 3172	\$700,000	19-Aug-19

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: 22 November 2019



**32 Wisteria Place Springvale South
VIC 3172**

3 2 2

Sold Price

^{RS} **\$763,000**

Sold Date **29-Aug-19**

Distance **1.35km**



**25 Dome Court Springvale South
VIC 3172**

3 1 1

Sold Price

\$650,000

Sold Date **02-Aug-19**

Distance **0.97km**



**23 Elisabeth Avenue Springvale
South VIC 3172**

3 2 2

Sold Price

\$700,000

Sold Date **19-Aug-19**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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