



Jeffery Fung  
 P 95470345  
 M 0412 987 554  
 E jeffery.fung@leytonre.com.au

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode: 4/816-822 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 \$395,000 & \$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price: \$520,000 \*House: [ ] \*Unit: X Suburb: Springvale South  
 Period-from: 01 Jan 2018 to 31 Dec 2018 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 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
29/780-788 Heatherton Road Springvale South VIC 3172	\$377,500	22-Aug-18
15/3-7 Harold Road Springvale South VIC 3172	\$435,000	03-Nov-18
4/5 Leopold Avenue Springvale South VIC 3172	\$420,000	12-Sep-18

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.~~

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**29/780-788 Heatherton Road  
Springvale South VIC 3172**

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Sold Price **\$377,500** Sold Date **22-Aug-18**Distance **0.25km****15/3-7 Harold Road Springvale  
South VIC 3172**

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Sold Price **\$435,000** Sold Date **03-Nov-18**Distance **1.49km****4/5 Leopold Avenue Springvale  
South VIC 3172**

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Sold Price **\$420,000** Sold Date **12-Sep-18**Distance **1.73km**

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