

## 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

17 Wardale Road Springvale South VIC 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$679,000

Property type

House

Suburb

Springvale South

Period-from

01 Feb 2019

to

31 Jan 2020

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

34 Hosken Street Springvale South VIC 3172	\$700,000	04-Oct-19
3 Bellbird Court Springvale South VIC 3172	\$720,000	01-Feb-20
2 Silverdale Court Springvale South VIC 3172	\$750,000	14-Dec-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: 21 February 2020

**34 Hosken Street Springvale South  
VIC 3172**

3 1 2

Sold Price

**\$700,000**

Sold Date

**04-Oct-19**

Distance

**0.45km****3 Bellbird Court Springvale South  
VIC 3172**

4 2 1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**01-Feb-20**

Distance

**0.46km****2 Silverdale Court Springvale South  
VIC 3172**

4 2 2

Sold Price

**\$750,000**

Sold Date

**14-Dec-19**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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