



Thu Le
 P 03 9547 0345
 M 0421 903 814
 E thu.le@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 Bombala Street Springvale VIC 3171

Indicative selling price

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

Single Price: \$659,000 or range between: &

Median sale price

(*Delete house or unit as applicable)

Median Price: \$574,000 *House: *Unit: X Suburb: Springvale
 Period-from: 01 May 2018 to: 30 Apr 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 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
37 Villa Road Springvale VIC 3171	\$685,000	20-Feb-19
46 Quarter Circuit Springvale VIC 3171	\$735,000	21-Feb-19
35 Quarter Circuit Springvale VIC 3171	\$631,000	11-May-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 six months.~~

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



37 Villa Road Springvale VIC 3171

Sold Price **\$685,000** Sold Date **20-Feb-19**

 3  2  2

Distance **0.04km**



46 Quarter Circuit Springvale VIC 3171

Sold Price **\$735,000** Sold Date **21-Feb-19**

 3  3  2

Distance **1.49km**



35 Quarter Circuit Springvale VIC 3171

Sold Price **\$631,000** Sold Date **11-May-19**

 3  2  2

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.