

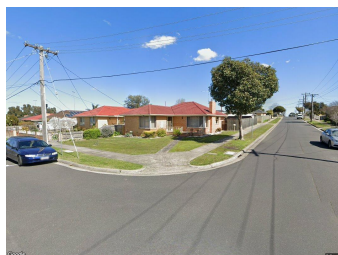
STATEMENT OF INFORMATION

2 DAVIDSON STREET, SPRINGVALE, VIC 3171

PREPARED BY E SHA HAT, LEYTON REAL ESTATE, PHONE: 0404 573 447

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 DAVIDSON STREET, SPRINGVALE, VIC



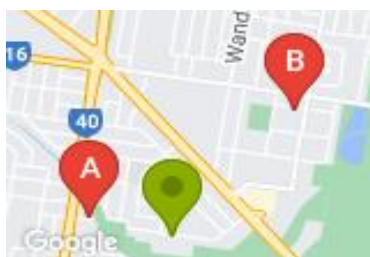
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$860,000

Provided by: E Sha Hat, Leyton Real Estate

MEDIAN SALE PRICE



SPRINGVALE, VIC, 3171

Suburb Median Sale Price (House)

\$888,000

01 January 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

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.



16 LUCIAN AVE, SPRINGVALE, VIC 3171



Sale Price

\$875,000

Sale Date: 10/11/2022

Distance from Property: 566m



14 LEE AVE, SPRINGVALE, VIC 3171



Sale Price

\$860,000

Sale Date: 26/11/2022

Distance from Property: 1.2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 DAVIDSON STREET, SPRINGVALE, VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$860,000


Median sale price

Median price: \$888,000

Property type: House

Suburb: SPRINGVALE

Period: 01 January 2022 to 31 December 2022

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
16 LUCIAN AVE, SPRINGVALE, VIC 3171	\$875,000	10/11/2022
14 LEE AVE, SPRINGVALE, VIC 3171	\$860,000	26/11/2022

This Statement of Information was prepared on: 10/03/2023