

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

2 WEBB AVENUE 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Springvale

Period-from

01 Jun 2022

to

31 May 2023

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

4 WEBB AVENUE SPRINGVALE VIC 3171	\$800,000	24-Sep-22
11 GRAY STREET SPRINGVALE VIC 3171	\$840,000	17-Sep-22
17 WAREHAM STREET SPRINGVALE VIC 3171	\$880,000	12-Jul-22

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.~~

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4 WEBB AVENUE SPRINGVALE VIC 3171 Sold Price **\$800,000** Sold Date **24-Sep-22**

3 1 4

Distance **0.02km**



11 GRAY STREET SPRINGVALE VIC 3171 Sold Price **\$840,000** Sold Date **17-Sep-22**

3 1 2

Distance **0.13km**



17 WAREHAM STREET SPRINGVALE VIC 3171 Sold Price **\$880,000** Sold Date **12-Jul-22**

3 1 2

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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