

# 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

2/3-7 Harold 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)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$467,500 Property Type Unit Suburb Springvale South

Period - From 18/06/2019 to 17/06/2020 Source REIV

### 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
1	3/5-7 Henderson Rd KEYSBOROUGH 3173	\$395,000	14/01/2020
2	2/10 Aenone Av NOBLE PARK 3174	\$370,000	15/01/2020
3			

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.

This Statement of Information was prepared on: 18/06/2020 19:08



2   1   1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
18/06/2019 - 17/06/2020: \$467,500

## Comparable Properties

**3/5-7 Henderson Rd KEYSBOROUGH 3173 (VG)**   **Agent Comments**

2   -   -

**Price:** \$395,000  
**Method:** Sale  
**Date:** 14/01/2020  
**Property Type:** Strata Unit/Flat

**2/10 Aenone Av NOBLE PARK 3174 (VG)**   **Agent Comments**

2   -   -

**Price:** \$370,000  
**Method:** Sale  
**Date:** 15/01/2020  
**Property Type:** Flat/Unit/Apartment (Res)

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.