

# 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 46 Hume 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)

Price Range

\$700,000

&

\$770,000

### Median sale price

Median price

\$722,555

Property Type

House

Suburb

Springvale South (3172)

Period - From

01/03/2020

to

28/02/2021

Source

CoreLogic

### Comparable property sales

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
16 LEOPOLD AVENUE, SPRINGVALE SOUTH VIC 3172	\$735,000	12/11/2020
4 DIANNE COURT, SPRINGVALE SOUTH VIC 3172	\$730,000	15/09/2020
1 CORIO DRIVE, SPRINGVALE SOUTH VIC 3172	\$696,000	13/10/2020

This Statement of Information was prepared on: 09/03/2021