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	4/5-7 MCLEOD 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~~		or range between	$630,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Springvale
Period-from	01 Apr 2024	to	31 Mar 2025	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
1/29 WHITWORTH AVENUE SPRINGVALE VIC 3171	$593,000	18-May-24
1/5 PARSONS AVENUE SPRINGVALE VIC 3171	$691,000	09-Dec-23
2/17 HARRIS STREET SPRINGVALE VIC 3171	$850,000	23-Mar-24

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.~~

This Statement of Information was prepared on: 03 April 2025

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1/29 WHITWORTH AVENUE SPRINGVALE VIC 3171

3 1 1

Sold Price **$593,000** Sold Date **18-May-24**

Distance **0.32km**



1/5 PARSONS AVENUE SPRINGVALE VIC 3171

2 1 1

Sold Price **$691,000** Sold Date **09-Dec-23**

Distance **0.37km**



2/17 HARRIS STREET SPRINGVALE VIC 3171

3 2 2

Sold Price **$850,000** Sold Date **23-Mar-24**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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