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	58 POLICE ROAD 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$895,000	Property type	House	Suburb	Springvale
Period-from	01 Mar 2022	to	28 Feb 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
6 ANN STREET SPRINGVALE VIC 3171	$890,000	04-Feb-23
23 CHARLTON STREET SPRINGVALE VIC 3171	$812,000	18-Feb-23
17 GLENDALE ROAD SPRINGVALE VIC 3171	$760,000	02-Feb-23

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: 20 March 2023

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6 ANN STREET SPRINGVALE VIC 3171

3 1 2

Sold Price RS $890,000 Sold Date 04-Feb-23

Distance 3.04km

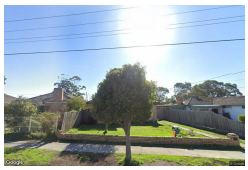


23 CHARLTON STREET SPRINGVALE VIC 3171

3 1 7

Sold Price RS $812,000 Sold Date 18-Feb-23

Distance 0.05km



17 GLENDALE ROAD SPRINGVALE VIC 3171

3 1 2

Sold Price $760,000 Sold Date 02-Feb-23

Distance 1.21km

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

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