

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

9 RIVULET BOULEVARD 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

\$670,000

Property type

Unit

Suburb

Springvale

Period-from

01 May 2024

to

30 Apr 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

3/15 MAPLE STREET SPRINGVALE VIC 3171	\$800,000	11-Dec-24
16 RIVULET BOULEVARD SPRINGVALE VIC 3171	\$821,000	08-May-25
15 RIVULET BOULEVARD SPRINGVALE VIC 3171	\$800,000	22-Nov-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: 13 May 2025



3/15 MAPLE STREET SPRINGVALE VIC 3171

3 2 2

Sold Price

^{RS} **\$800,000**

Sold Date

11-Dec-24

Distance

1.36km



16 RIVULET BOULEVARD SPRINGVALE VIC 3171

3 2 2

Sold Price

^{RS} **\$821,000**

Sold Date

08-May-25

Distance

0km



15 RIVULET BOULEVARD SPRINGVALE VIC 3171

3 2 2

Sold Price

\$800,000

Sold Date

22-Nov-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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