

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

8/24-26 SPRINGVALE ROAD NUNAWADING VIC 3131

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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/1085 DONCASTER ROAD DONCASTER EAST VIC 3109	\$630,000	05-Aug-22
1/34 VICTORIA AVENUE MITCHAM VIC 3132	\$762,000	16-Jul-22
1/80 SPRINGVALE ROAD NUNAWADING VIC 3131	\$740,000	15-Jun-22

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: 10 August 2022



**1/1085 DONCASTER ROAD
DONCASTER EAST VIC 3109**

 2  1  1

Sold Price

^{RS} **\$630,000**

Sold Date **05-Aug-22**

Distance **1.96km**



**1/34 VICTORIA AVENUE MITCHAM
VIC 3132**

 2  1  2

Sold Price

^{RS} **\$762,000**

Sold Date **16-Jul-22**

Distance **1.3km**



**1/80 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 3  1  2

Sold Price

^{RS} **\$740,000**

Sold Date **15-Jun-22**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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