

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

1/80 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

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Jun 2021

to

31 May 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

7/32 SPRINGVALE ROAD NUNAWADING VIC 3131	\$720,000	17-Dec-21
6/132 MITCHAM ROAD DONVALE VIC 3111	\$750,000	31-Jan-22
3/359 SPRINGFIELD ROAD NUNAWADING VIC 3131	\$665,000	30-Apr-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: 04 June 2022



**7/32 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 3  1  1

Sold Price **\$720,000** Sold Date **17-Dec-21**

Distance **0.6km**



**6/132 MITCHAM ROAD DONVALE
VIC 3111**

 3  2  2

Sold Price **\$750,000** Sold Date **31-Jan-22**

Distance **-**



**3/359 SPRINGFIELD ROAD
NUNAWADING VIC 3131**

 3  2  2

Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **30-Apr-22**

Distance **0.28km**

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

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