

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

2/340-342 Springfield Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/07/2023

to

30/09/2023

Source

REIV

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 six 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	1/1-3 Crest Gr NUNAWADING 3131	\$725,000	20/11/2023
2	7/31 Mount Pleasant Rd NUNAWADING 3131	\$665,500	25/11/2023
3			

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 six months.

This Statement of Information was prepared on:

28/11/2023 20:05



Property Type: Car Park/Car
Space (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2023: \$715,000

Comparable Properties



1/1-3 Crest Gr NUNAWADING 3131 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 20/11/2023

Property Type: Unit



7/31 Mount Pleasant Rd NUNAWADING 3131 (REI)

Agent Comments



Price: \$665,500

Method: Auction Sale

Date: 25/11/2023

Property Type: Unit

Land Size: 214 sqm approx

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 six months.

Account - Harcourts Vermont South | P: 03 98861008