

# 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

225 Springvale Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$830,000

### Median sale price

Median price

\$1,062,500

Property Type

House

Suburb

Nunawading

Period - From

01/10/2022

to

31/12/2022

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 | 73 Betula Av VERMONT 3133          | \$1,097,000 | 19/11/2022   |
| 2 | 22 Laughlin Av NUNAWADING 3131     | \$1,051,000 | 10/12/2022   |
| 3 | 301 Springvale Rd FOREST HILL 3131 | \$831,012   | 16/11/2022   |

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:

20/02/2023 14:31



 3  1  1

**Property Type:** House (Res)

**Land Size:** 529 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$830,000

**Median House Price**

December quarter 2022: \$1,062,500

## Comparable Properties



**73 Betula Av VERMONT 3133 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,097,000

**Method:** Auction Sale

**Date:** 19/11/2022

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**22 Laughlin Av NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$1,051,000

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**301 Springvale Rd FOREST HILL 3131 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$831,012

**Method:** Private Sale

**Date:** 16/11/2022

**Property Type:** House

**Land Size:** 480 sqm approx