

## 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

2/308 SPRINGVALE ROAD FOREST HILL VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Forest Hill

Period-from

01 Jan 2022

to

31 Dec 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

4/108 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$479,999	20-May-22
8/374-378 SPRINGVALE ROAD FOREST HILL VIC 3131	\$486,000	20-Sep-22
2/84 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$534,999	02-Mar-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: 24 January 2023



Taranpal Taranpal

M 0450428945

E taraan@bigginscott.com.au



**4/108 MOUNT PLEASANT ROAD  
NUNAWADING VIC 3131**

2 1 1

Sold Price

**\$479,999**

Sold Date **20-May-22**

Distance

**0.6km**



**8/374-378 SPRINGVALE ROAD  
FOREST HILL VIC 3131**

2 1 1

Sold Price

<sup>RS</sup> **\$486,000**

Sold Date **20-Sep-22**

Distance

**0.61km**



**2/84 MOUNT PLEASANT ROAD  
NUNAWADING VIC 3131**

2 1 1

Sold Price

**\$534,999**

Sold Date **02-Mar-22**

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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