

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

2/28 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$580,000 & \$635,000

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	12/30 Mount Pleasant Rd NUNAWADING 3131	\$612,500	31/07/2023
2	2/51 Mcculloch St NUNAWADING 3131	\$600,000	21/06/2023
3	7/5 Luckie St NUNAWADING 3131	\$600,000	19/07/2023

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:

24/10/2023 16:49



Limited parking available, please park on Spencer St

woodards 

2/28 Springvale Rd, Blackburn North

Additional information

Council Rates: \$1,225.45 (Refer S32)
 Water Rates: \$187.01pq plus usage approx. (Refer S32)
 Owners Corporation: \$1400pa (Refer S32)
 Neighbourhood Residential Zone Schedule 4
 Significant landscape Overlay Schedule 9
 Magnetite retrofit double glazed window in master
 Ducted vacuum output in dining room with extras
 Gas ducted heating in most rooms
 2 split system cooling
 Ceiling fan in master bedroom
 Two-way bathroom
 Freshly painted
 Upright Stove
 Dishlex dishwasher
 Decked entertainment area
 Security locked windows
 Single lock up garage

Land size: 180sqm approx.

Rental Estimate

\$460-\$500pw based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Close proximity to

Schools Donvale Primary - Elata St, Donvale - Zoned (1km)
 Whitehorse Primary - Junction Rd, Blackburn North (1.6km)
 Mullauna College - Springfield Rd, Mitcham - Zoned (2.4km)
 Blackburn High School- Springfield Rd, Blackburn North (3.3km)

Shops Tunstall Square- Tunstall Rd, Donvale (2.2km)
 Coles Mitcham Shopping Centre - Victoria Ave, Mitcham (2.4km)
 Blackburn Square- Springfield Rd, Blackburn (2.9km)
 Forest Hill Chase- Canterbury Rd, Forest Hill (3.9km)
 Eastland Shopping Centre- Maroondah Hwy, Doncaster (5.7km)

Parks R. E. Gray Reserve - Springvale Rd, Nunawading (210m)
 Eastern Freeway Linear Reserve, Nunawading (550m)
 Mullum Mullum Reserve - Mullum Mullum Rd, Donvale (2km)
 Halliday Park Playground - Mitcham Rd, Mitcham (2.3km)

Transport Nunawading Train Station (1.7km)
 Bus 271 Box Hill to Ringwood (85m)
 Bus 902 Airport West to Chelsea (85m)
 Bus 273 The Pines SC - Nunawading Station (85m)

Settlement

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to Private Sale.

Limited parking available on site. Please park on Spencer Rd and walk



Cameron Way
0418 352 380



Warren Dromart
0431 520 130

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

Blackburn 100 South Parade 9894 1000

woodards.com.au