

## 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

217/193-195 SPRINGVALE ROAD NUNAWADING 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

\$295,000

&

\$324,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Flats

Suburb

Nunawading

Period-from

01 Sep 2023

to

31 Aug 2024

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

104/251 CANTERBURY ROAD FOREST HILL VIC 3131	\$295,000	31-Aug-24
410/193-195 SPRINGVALE ROAD NUNAWADING VIC 3131	\$310,000	18-Jul-24
212B/1 COLOMBO STREET MITCHAM VIC 3132	\$283,000	27-Apr-24

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: 11 September 2024



**104/251 CANTERBURY ROAD  
FOREST HILL VIC 3131**

1 1 1

Sold Price <sup>RS</sup> **\$295,000** Sold Date **31-Aug-24**

Distance **1.56km**



**410/193-195 SPRINGVALE ROAD  
NUNAWADING VIC 3131**

1 1 1

Sold Price **\$310,000** Sold Date **18-Jul-24**

Distance **0km**



**212B/1 COLOMBO STREET  
MITCHAM VIC 3132**

1 1 -

Sold Price **\$283,000** Sold Date **27-Apr-24**

Distance **1.45km**

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

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