

# 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

207/193-195 Springvale Road, Nunawading Vic 3131
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### Indicative selling price

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

Range between 

\$295,000
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 & 

\$320,000
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### Median sale price

Median price 

\$745,000
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 Property Type 

Unit
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 Suburb 

Nunawading
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	103/193-195 Springvale Rd NUNAWADING 3131	\$320,000	15/12/2023
2	204/193-195 Springvale Rd NUNAWADING 3131	\$320,000	05/12/2023
3	115/193-195 Springvale Rd NUNAWADING 3131	\$315,000	05/09/2023

**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: 

12/02/2024 08:52
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## 207/193-195 Springvale Rd Nunawading

### Additional information

Owners corporation fees: \$2,874.73, per year  
Designer 1 bedroom apartment.  
Open plan living with dedicated lounge and dining areas.  
Timeless stone kitchen with stainless steel Blanco appliances.  
Stylish bathroom with stone vanity.  
Robed bedroom with natural light.  
Covered balcony terrace.  
European laundry.  
Split system heating and cooling.  
Double glazed windows.  
Secure carspace.  
Secure intercom.  
Multiple communal courtyard.

### Rental estimate

\$370 per week (approx.)

### Chattels

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

### Close proximity to

- Schools** Mount Pleasant Rd Nunawading Primary School – Zoned (880m)  
Blackburn Lake Primary School (1.09km)  
Mullauna Secondary College – Zoned (2.03km)  
Blackburn High School (2.58km)
- Shops** Mitcham Shopping centre (2.2km)  
Forest Hill Chase (2.2km)  
Brentford Square (2.6km)  
Box Hill Central (5.3km)
- Parks** Wood Park (140m)  
Charles Rock Reserve (1.5km)  
Nangnak Garden (1.5km)
- Transport** Nunawading train Station (350m)  
Bus 902 Chelsea – Airport West  
Bus 735 Box Hill - Nunawading  
Bus 273 The Pine SC -Nunawading Station
- Settlement** 30/60 days or any other such terms that have been agreed to in writing by the vendor



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