

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

251 Springvale Road, Nunawading, VIC 3131

Indicative selling price

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

Single price

\$1,188,000

or range between

&

Median sale price

Median price

\$1,205,000

Property type

House

Suburb

NUNAWADING

Period - From

03/05/2023

to

02/05/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	23 Barter Crescent Forest Hill Vic 3131	\$1,100,000	2024-01-25
2	68a Shady Grove Forest Hill Vic 3131	\$1,171,000	2024-02-24
3	2 Erskine Street Nunawading Vic 3131	\$1,155,000	2024-03-06

This Statement of Information was prepared on:

03/05/2024