

# 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

1/260 Springvale Road, Nunawading Vic 3131

### Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

### Median sale price

Median price \$1,130,000

Property Type Townhouse

Suburb Nunawading

Period - From 05/03/2023

to

04/03/2024

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	14b Victoria Av MITCHAM 3132	\$1,295,000	20/10/2023
2	20a Sunnyside Av NUNAWADING 3131	\$1,290,000	15/09/2023
3	6/38 Diosma Cr NUNAWADING 3131	\$1,140,000	06/02/2024

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:

05/03/2024 09:29

1/260 Springvale Road, Nunawading Vic 3131

RT Edgar

Vince Naz

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**Indicative Selling Price**

\$1,080,000 - \$1,180,000

**Median Townhouse Price**

05/03/2023 - 04/03/2024: \$1,130,000



 4  2  3

**Property Type:** Townhouse  
(Single)

**Land Size:** 375 sqm approx

**Agent Comments**

## Comparable Properties



**14b Victoria Av MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,295,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** Townhouse (Single)

**Land Size:** 364 sqm approx



**20a Sunnyside Av NUNAWADING 3131 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** House

**Land Size:** 305 sqm approx



**6/38 Diosma Cr NUNAWADING 3131 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,140,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** Townhouse (Single)

**Land Size:** 201 sqm approx

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**



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