

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

250 Springfield Road Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$993,000

Property type

House

Suburb

Nunawading

Period-from

01 Oct 2019

to

30 Sep 2020

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

27 Pope Road Blackburn VIC 3130	\$1,255,000	29-Jul-20
7 Morden Court Nunawading VIC 3131	\$1,270,000	30-Jul-20
7 Bordeaux Avenue Blackburn VIC 3130	\$1,200,000	07-May-20

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: 07 October 2020



27 Pope Road Blackburn VIC 3130

Sold Price

^{RS}

\$1,255,000

Sold Date

29-Jul-20

2

1

2

Distance

1.27km



7 Morden Court Nunawading VIC 3131

Sold Price

\$1,270,000

Sold Date

30-Jul-20

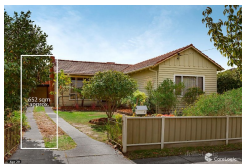
4

2

1

Distance

1.5km



7 Bordeaux Avenue Blackburn VIC 3130

Sold Price

\$1,200,000

Sold Date

07-May-20

3

1

2

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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