

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

7/24-26 SPRINGVALE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,700

Property type

Unit

Suburb

Nunawading

Period-from

01 Jun 2022

to

31 May 2023

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

2/16 CRESSWELL CRESCENT MITCHAM VIC 3132	\$670,000	21-Feb-23
1/11 LUCKIE STREET NUNAWADING VIC 3131	\$665,000	31-May-23
3/17 BURNT STREET NUNAWADING VIC 3131	\$660,000	06-May-23

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: 22 June 2023



**2/16 CRESSWELL CRESCENT
MITCHAM VIC 3132**

2 1 2

Sold Price **\$670,000** Sold Date **21-Feb-23**

Distance **1.01km**



**1/11 LUCKIE STREET NUNAWADING
VIC 3131**

2 1 1

Sold Price ^{RS} **\$665,000** Sold Date **31-May-23**

Distance **1.11km**



**3/17 BURNT STREET
NUNAWADING VIC 3131**

2 1 1

Sold Price ^{RS} **\$660,000** Sold Date **06-May-23**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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