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

Period-from

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			

31 May 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2022

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.

to

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



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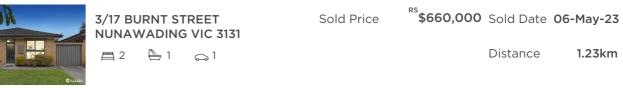
E ripplewu@mcgrath.com.au



a share and	2/16 CRESSWELL CRESCENT MITCHAM VIC 3132		Sold Pric	se \$670,000	Sold Date	21-Feb-23	
	2	1	Ģ ²			Distance	1.01km



	1/11 LU VIC 313		REET NUNAWADING Sold Price	^{RS} \$665,000	Sold Date	31-May-23
-	昌 2	1 🖳	⊜ ¹		Distance	1.11km
885.						



RS = Recent sale UN = Undisclosed Sale

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