

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

1/17 SUSANNE AVENUE 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

\$695,000

&

\$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/80 SPRINGVALE ROAD NUNAWADING VIC 3131	\$740,000	15-Jun-22
7/32 SPRINGVALE ROAD NUNAWADING VIC 3131	\$720,000	17-Dec-21

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: 01 July 2022



**1/80 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 3  1  2

Sold Price

^{RS} **\$740,000** Sold Date **15-Jun-22**

Distance **0.78km**



**7/32 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 3  1  1

Sold Price

\$720,000 Sold Date **17-Dec-21**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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