

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

336 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

\$990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,235,000

Property type

House

Suburb

Nunawading

Period-from

01 Feb 2021

to

31 Jan 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

433 Springfield Road Mitcham VIC 3132	\$990,000	09-Feb-22
6 Indra Road Blackburn South VIC 3130	\$990,000	06-Nov-21
17 Dianne Street Doncaster East VIC 3109	\$997,000	10-Oct-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: 28 February 2022



433 Springfield Road Mitcham VIC 3132

Sold Price

^{RS} **\$990,000**

Sold Date

09-Feb-22

 3

 1

 2

Distance

0.83km



6 Indra Road Blackburn South VIC 3130

Sold Price

\$990,000

Sold Date

06-Nov-21

 3

 1

 2

Distance

4.46km



17 Dianne Street Doncaster East VIC 3109

Sold Price

\$997,000

Sold Date

10-Oct-21

 3

 2

 2

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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