

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

204/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$319,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/10/2022

to

30/09/2023

Source

REIV

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 six 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	510A/1 Colombo St MITCHAM 3132	\$325,000	02/11/2023
2	115/193-195 Springvale Rd NUNAWADING 3131	\$315,000	05/09/2023
3	216B/1-19 Colombo St MITCHAM 3132	\$310,000	13/10/2023

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 six months.~~

This Statement of Information was prepared on:

23/11/2023 11:16



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204/193-195 Springvale Rd Nunawading

Additional information

Owners corporation fees: \$2039.82 approx.
 Apartment size: 48sqm approx.
 Designer 1 bedroom apartment
 Floorboards throughout
 Floor to ceiling windows
 Stylish bathroom
 Straight line stone kitchen with soft-closing drawers and stainless steel Blanco appliances including a dishwasher
 Open plan living with dedicated lounge and dining areas
 Covered balcony terrace
 Quality floating floors
 European laundry
 Split system heating and cooling
 Double glazed windows
 Top down/bottom up honeycomb blinds
 Secure carspace
 Secure intercom
 Multiple communal courtyard
 Relaxed BBQ terrace
 Visitor parking

Rental estimate

\$370 per week (approx.)

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

Close proximity to

Schools	Mount Pleasant Rd Nunawading Primary School – Zoned (880m)
	Blackburn Lake Primary School (1.09km)
	Mullauna Secondary College – Zoned (2.03km)
	Blackburn High School(2.58km)
Shops	Mitcham Shopping centre (2.2km)
	Forest Hill Chase (2.2km)
	Brentford Square (2.6km)
	Box Hill Central (5.3km)
Parks	Wood Park (140m)
	Charles Rock Reserve (1.5km)
	Nangnak Garden (1.5km)
Transport	Nunawading train Station (350m)
	Bus 902 Chelsea – Airport West
	Bus 735 Box Hill - Nunawading
	Bus 273 The Pine SC -Nunawading Station
Settlement	30/60 days or any other such terms that have been agreed to in writing by the vendor



Rachel Waters
0413 465 746



Mark Johnstone
0417 377 916

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Blackburn 100 South Parade 9894 1000

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