

# 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 301/193-195 Springvale Road, Nunawading, VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$300,000 & \$330,000

### Median sale price

Median price \$825,000 Property type Unit Suburb Nunawading

Period - From 22/04/2024 to 21/10/2024 Source pdol

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	410/ 193-195 Springvale Rd, Nunawading Vic	\$310,000	19/07/2024
2	212B/ 1-19 Colombo St, Mitcham Vic	\$283,000	29/04/2024
3	123B/ 1 Colombo St, Mitcham Vic	\$310,000	24/04/2024

This Statement of Information was prepared on: 22/10/2024

