

## 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

6/251 SPRINGFIELD ROAD NUNAWADING VIC 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$639,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$826,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/28 SPRINGVALE ROAD NUNAWADING VIC 3131	\$643,900	30-Nov-23
7/31 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$665,500	25-Nov-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: 05 February 2024



**2/28 SPRINGVALE ROAD  
NUNAWADING VIC 3131**

2 1 1

Sold Price **\$643,900** Sold Date **30-Nov-23**

Distance **1.04km**



**7/31 MOUNT PLEASANT ROAD  
NUNAWADING VIC 3131**

2 1 1

Sold Price <sup>RS</sup> **\$665,500** Sold Date **25-Nov-23**

Distance **1.72km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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