

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

2/253 SPRINGVALE 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

or range
between

\$930,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Oct 2023

to

30 Sep 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

8/210-214 SPRINGVALE ROAD NUNAWADING VIC 3131	\$930,000	06-Jun-24
2/5A KOROIT STREET NUNAWADING VIC 3131	\$950,000	16-May-24
2/42 EFRON STREET NUNAWADING VIC 3131	\$972,500	13-Sep-24

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: 14 October 2024



**8/210-214 SPRINGVALE ROAD
NUNAWADING VIC 3131**

 3  2  2

Sold Price **\$930,000** Sold Date **06-Jun-24**

Distance **0.35km**



**2/5A KOROIT STREET
NUNAWADING VIC 3131**

 3  3  1

Sold Price **\$950,000** Sold Date **16-May-24**

Distance **1.3km**



**2/42 EFRON STREET
NUNAWADING VIC 3131**

 3  2  2

Sold Price ^{RS} **\$972,500** Sold Date **13-Sep-24**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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