

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

209 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)

Price Range: \$650,000 to \$715,000

#### Median sale price

Median price

\$720,000

House

☒

Unit

☐

Suburb

NUNAWADING

Period

01 January 2017 to 31 December  
2017

Source

pricfinder

#### Comparable property sales

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
1/18 SPRINGVALE RD, NUNAWADING, VIC 3131	\$650,000	21/08/2017
2/293 SPRINGVALE RD, NUNAWADING, VIC 3131	\$690,800	02/09/2016
1/271 SPRINGVALE RD, NUNAWADING, VIC 3131	\$711,000	18/03/2017