

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

2/75 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Feb 2022

to

31 Jan 2023

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

4/31 CANDLEBARK LANE NUNAWADING VIC 3131	\$760,000	24-Jan-23
1/92 SPRINGVALE ROAD NUNAWADING VIC 3131	\$755,000	15-Nov-22
2/13 LINDSAY AVENUE NUNAWADING VIC 3131	\$767,499	08-Nov-22

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: 20 February 2023



**4/31 CANDLEBARK LANE
NUNAWADING VIC 3131**

2 1 2

Sold Price

^{RS} **\$760,000**

Sold Date

24-Jan-23

Distance

1.07km



**1/92 SPRINGVALE ROAD
NUNAWADING VIC 3131**

2 1 2

Sold Price

^{RS} **\$755,000**

Sold Date

15-Nov-22

Distance

0.1km



**2/13 LINDSAY AVENUE
NUNAWADING VIC 3131**

2 1 2

Sold Price

\$767,499

Sold Date

08-Nov-22

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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