

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

1/371 SPRINGFIELD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,500

Property type

Unit

Suburb

Nunawading

Period-from

22 Nov 2023

to

22 May 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

| | | |
|---|-----------|-----------|
| 6/79-81 SPRINGVALE ROAD NUNAWADING VIC 3131 | \$945,000 | 24-Feb-24 |
| 2/5A KOROIT STREET NUNAWADING VIC 3131 | \$950,000 | 16-May-24 |
| 9 GUMLEAF LANE MITCHAM VIC 3132 | \$975,000 | 11-Mar-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: 22 May 2024

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**6/79-81 SPRINGVALE ROAD
NUNAWADING VIC 3131**

4 2 2

Sold Price **\$945,000** Sold Date **24-Feb-24**

Distance **0.49km**



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

3 3 1

Sold Price ^{RS} **\$950,000** Sold Date **16-May-24**

Distance **1.34km**



**9 GUMLEAF LANE MITCHAM VIC
3132**

3 2 2

Sold Price **\$975,000** Sold Date **11-Mar-24**

Distance **1.38km**

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

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