

## 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

2/243 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,700

Property type

Unit

Suburb

Nunawading

Period-from

01 Nov 2022

to

31 Oct 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

46 MARONG TERRACE FOREST HILL VIC 3131	\$922,000	04-Nov-23
2/87 SPRINGVALE ROAD NUNAWADING VIC 3131	\$956,000	11-Nov-23
1/369 SPRINGVALE ROAD FOREST HILL VIC 3131	\$900,000	25-Jul-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.~~

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**46 MARONG TERRACE FOREST HILL VIC 3131**

3 2 2

Sold Price

<sup>RS</sup> **\$922,000**

Sold Date **04-Nov-23**

Distance **1.22km**



**2/87 SPRINGVALE ROAD NUNAWADING VIC 3131**

3 2 2

Sold Price

<sup>RS</sup> **\$956,000**

Sold Date **11-Nov-23**

Distance **1.29km**



**1/369 SPRINGVALE ROAD FOREST HILL VIC 3131**

3 2 2

Sold Price

**\$900,000**

Sold Date **25-Jul-23**

Distance **1.43km**

RS = Recent sale      UN = Undisclosed Sale

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