

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

2/255-257 Springvale Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Nunawading

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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	4/210-214 Springvale Rd NUNAWADING 3131	\$872,000	24/11/2023
2	20/305 Canterbury Rd FOREST HILL 3131	\$815,000	27/01/2024
3	2/296 Springvale Rd FOREST HILL 3131	\$750,000	03/02/2024

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 six months.~~

This Statement of Information was prepared on:

24/04/2024 16:04

2/255-257 Springvale Road, Nunawading Vic 3131



Miranda Bailey
9908 5700
0431 535 009

mirandabailey@jellisrcraig.com.au

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

March quarter 2024: \$650,000



3 2 2

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



4/210-214 Springvale Rd NUNAWADING 3131 **Agent Comments**
(REI)

3 2 2

Price: \$872,000

Method: Private Sale

Date: 24/11/2023

Property Type: Townhouse (Single)



20/305 Canterbury Rd FOREST HILL 3131 **Agent Comments**
(REI)

3 2 2

Price: \$815,000

Method: Private Sale

Date: 27/01/2024

Property Type: Townhouse (Single)

Land Size: 169 sqm approx



2/296 Springvale Rd FOREST HILL 3131 **Agent Comments**
(REI/VG)

3 1 1

Price: \$750,000

Method: Auction Sale

Date: 03/02/2024

Property Type: Unit

Account - Jellis Craig | P: (03) 9908 5700



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