

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

1/260 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,231,500 Property Type House Suburb Nunawading

Period - From 01/10/2023 to 31/12/2023 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	1a Wolseley Cr BLACKBURN 3130	\$1,450,000	17/11/2023
2	2/13 Esdale St BLACKBURN 3130	\$1,317,000	25/11/2023
3	14b Victoria Av MITCHAM 3132	\$1,295,000	20/10/2023

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: 09/02/2024 09:59



Property Type: Unit
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2023: \$1,231,500

Comparable Properties



1a Wolseley Cr BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: House (Res)
Land Size: 280 sqm approx



2/13 Esdale St BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,317,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Townhouse (Res)
Land Size: 251 sqm approx



14b Victoria Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,295,000
Method: Private Sale
Date: 20/10/2023
Property Type: Townhouse (Single)
Land Size: 364 sqm approx

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