#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

1/260 Springvale Road, Nunawading Vic 3131
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#### Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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#### Median sale price

Median price	\$1,231,500	Pro	perty 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



## RT Edgar

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Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price

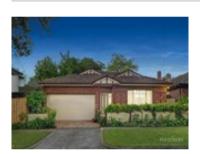
December quarter 2023: \$1,231,500



### **=** 3 **=** 2 **=**

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

### Comparable Properties



1a Wolseley Cr BLACKBURN 3130 (REI)

**—** 3





Price: \$1,450,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: House (Res) Land Size: 280 sqm approx

**Agent Comments** 



2/13 Esdale St BLACKBURN 3130 (REI)

**—** 3



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**Price:** \$1,317,000 **Method:** Auction Sale **Date:** 25/11/2023

**Property Type:** Townhouse (Res) **Land Size:** 251 sqm approx

**Agent Comments** 



14b Victoria Av MITCHAM 3132 (REI/VG)

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Price: \$1,295,000 Method: Private Sale Date: 20/10/2023

**Property Type:** Townhouse (Single) **Land Size:** 364 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



