

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

3/4 Stuart Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Nunawading

Period - From 15/05/2023 to 14/05/2024 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	6/79 Springvale Rd NUNAWADING 3131	\$945,000	24/02/2024
2	6/79-81 Springvale Rd NUNAWADING 3131	\$945,000	24/02/2024
3	2/243 Springvale Rd NUNAWADING 3131	\$855,000	11/12/2023

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:

15/05/2024 12:15



3 2 2

Property Type: Townhouse/Unit
Land Size: 290 sqm approx

Agent Comments

Year Built: 2012 Body Corp fee: \$1,530/year Council Rate: \$1612/year Previous rental: \$470/week, Building size: 128 sqm approx.

Indicative Selling Price

\$880,000 - \$950,000

Median Townhouse Price

15/05/2023 - 14/05/2024: \$1,050,000

Comparable Properties

6/79 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$945,000

Method: Sale

Date: 24/02/2024

Property Type: Strata Unit/Villa Unit/Townhouse
 - Single OYO Unit



6/79-81 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$945,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



2/243 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Res)