

# 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

4/210 - 214 Springvale Road, Nunawading Vic 3131
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$800,000
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 & 

\$880,000
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### Median sale price

Median price 

\$1,050,000
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 Property Type 

Townhouse
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 Suburb 

Nunawading
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Period - From 

15/10/2022
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 to 

14/10/2023
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 Source 

REIV
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### 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	2/92 Springvale Rd NUNAWADING 3131	\$950,000	31/07/2023
2	6/210-214 Springvale Rd NUNAWADING 3131	\$901,000	06/05/2023
3			

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: 

15/10/2023 19:09
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4/210 - 214 Springvale Road, Nunawading Vic 3131



 3  2  2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Townhouse Price**  
15/10/2022 - 14/10/2023: \$1,050,000

## Comparable Properties



**2/92 Springvale Rd NUNAWADING 3131 (VG)** **Agent Comments**

 3  -  -

**Price:** \$950,000  
**Method:** Sale  
**Date:** 31/07/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**6/210-214 Springvale Rd NUNAWADING 3131 (REI)** **Agent Comments**

 3  2  1

**Price:** \$901,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** Townhouse (Res)

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.

**Account - Donazzan Boutique Property**



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