

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

7/20 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$770,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2022 to 30/06/2023 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 | 3/1-3 Crest Gr NUNAWADING 3131 | \$688,000 | 06/04/2023 |
| 2 | 4/75 Doncaster East Rd MITCHAM 3132 | \$685,000 | 04/04/2023 |
| 3 | 2/16 Cresswell Cr MITCHAM 3132 | \$670,000 | 23/02/2023 |

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:

04/08/2023 16:58



Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Comparable Properties



3/1-3 Crest Gr NUNAWADING 3131 (REI)

Agent Comments



Price: \$688,000

Method: Private Sale

Date: 06/04/2023

Property Type: Unit

Land Size: 244 sqm approx



4/75 Doncaster East Rd MITCHAM 3132 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 04/04/2023

Property Type: Strata Unit/Flat



2/16 Cresswell Cr MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 23/02/2023

Property Type: Unit