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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$630,000		&		\$690,000			
Median sale p	rice							
Median price	\$770,000	Pro	operty Type	Unit			Suburb	Nunawading
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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



7/20 Springvale Road, Nunawading Vic 3131

Mc**Grath**





Property Type: Retirement Village Individual Flat/Unit Agent Comments Ripple Wu 03 9889 8800 0433 903 099 ripplewu@mcgrath.com.au

Indicative Selling Price \$630,000 - \$690,000 Median Unit Price Year ending June 2023: \$770,000

Comparable Properties



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

4/75 Doncaster East Rd MITCHAM 3132 (VG)



Price: \$688,000 Method: Private Sale Date: 06/04/2023 Property Type: Unit Land Size: 244 sqm approx

Agent Comments

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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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