

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

7/251 SPRINGFIELD ROAD NUNAWADING VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

8/14 JUBILEE STREET NUNAWADING VIC 3131	\$592,000	03-Feb-24
4/1 MENCK STREET NUNAWADING VIC 3131	\$540,000	15-Dec-23
3/39-41 MOUNT PLEASANT ROAD NUNAWADING VIC 3131	\$538,000	09-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 26 March 2024



**8/14 JUBILEE STREET
NUNAWADING VIC 3131**

Sold Price **\$592,000** Sold Date **03-Feb-24**

2 1 1

Distance **0.58km**



**4/1 MENCK STREET NUNAWADING
VIC 3131**

Sold Price **\$540,000** Sold Date **15-Dec-23**

2 1 1

Distance **0.78km**



**3/39-41 MOUNT PLEASANT ROAD
NUNAWADING VIC 3131**

Sold Price **\$538,000** Sold Date **09-Dec-23**

2 1 1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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