

## 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

8/210-214 SPRINGVALE ROAD NUNAWADING VIC 3131

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$864,000

Property type

Unit

Suburb

Nunawading

Period-from

19 Oct 2023

to

19 Apr 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

2/243 SPRINGVALE ROAD NUNAWADING VIC 3131	\$855,000	11-Dec-23
20/305 CANTERBURY ROAD FOREST HILL VIC 3131	\$815,000	19-Jan-24
5/29-31 BLACKBURN ROAD BLACKBURN VIC 3130	\$860,000	13-Apr-24

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: 19 April 2024



**2/243 SPRINGVALE ROAD  
NUNAWADING VIC 3131**

3 2 2

Sold Price **\$855,000** Sold Date **11-Dec-23**

Distance **0.24km**



**20/305 CANTERBURY ROAD  
FOREST HILL VIC 3131**

3 2 2

Sold Price **\$815,000** Sold Date **19-Jan-24**

Distance **1.09km**



**5/29-31 BLACKBURN ROAD  
BLACKBURN VIC 3130**

3 2 2

Sold Price <sup>RS</sup> **\$860,000** <sup>UN</sup> Sold Date **13-Apr-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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