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<br>Including suburb and postcode | 2/269 Springvale Road, Nunawading Vic 3131 |

## Indicative selling price

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

Range between $1,100,000 & $1,210,000

## Median sale price

Median price $1,238,000 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/06/2024 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 | 1/36 Luckie St NUNAWADING 3131 | $1,200,000 | 17/08/2024 |
| 2 | 13a Milton St NUNAWADING 3131 | $1,200,000 | 21/06/2024 |
| 3 | 365 Springfield Rd NUNAWADING 3131 | $1,190,000 | 25/05/2024 |

**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: 02/09/2024 14:59

# 2/269 Springvale Road, Nunawading Vic 3131

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4 2 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$1,100,000 - $1,210,000
**Median House Price**
Year ending June 2024: $1,238,000

## Comparable Properties



**1/36 Luckie St NUNAWADING 3131 (REI)**

4 2 2

**Price:** $1,200,000
**Method:** Auction Sale
**Date:** 17/08/2024
**Property Type:** Townhouse (Res)
**Land Size:** 338 sqm approx

Agent Comments



**13a Milton St NUNAWADING 3131 (REI)**

4 2 1

**Price:** $1,200,000
**Method:** Private Sale
**Date:** 21/06/2024
**Property Type:** House
**Land Size:** 355 sqm approx

Agent Comments



**365 Springfield Rd NUNAWADING 3131 (REI/VG)**

3 2 2

**Price:** $1,190,000
**Method:** Auction Sale
**Date:** 25/05/2024
**Property Type:** House (Res)
**Land Size:** 422 sqm approx

Agent Comments



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