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 | 5/217 Springvale Road, Nunawading Vic 3131 |

## Indicative selling price

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

Single price $700,000

## Median sale price

Median price $740,000 Property Type Unit Suburb Nunawading

Period - From 01/04/2024 to 31/03/2025 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 | 19 Abelia St NUNAWADING 3131 | $725,000 | 19/11/2024 |
| 2 | 4/98-100 Mount Pleasant Rd NUNAWADING 3131 | $648,000 | 14/03/2025 |
| 3 | 3/377-383 Springfield Rd NUNAWADING 3131 | $735,000 | 15/02/2025 |

**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: 16/05/2025 10:02