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	1/117 Springvale 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,750	Property type	Unit	Suburb	Nunawading
Period-from	01 Jun 2020	to	31 May 2021	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
1/89 Springvale Road Nunawading VIC 3131	$630,000	27-Feb-20
4/17 Burnt Street Nunawading VIC 3131	$650,000	15-Feb-20

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: 30 June 2021

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1/89 Springvale Road Nunawading VIC 3131

2 1 1

Sold Price **$630,000** Sold Date **27-Feb-20**

Distance **0.25km**



4/17 Burnt Street Nunawading VIC 3131

2 1 1

Sold Price **$650,000** Sold Date **15-Feb-20**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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