

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

406/193 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Nunawading

Period - From

01/01/2020

to

31/12/2020

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	114/193-195 Springvale Rd NUNAWADING 3131	\$347,500	10/02/2021
2	116B/1-19 Colombo St MITCHAM 3132	\$328,000	25/02/2021
3	209/193-195 Springvale Rd NUNAWADING 3131	\$310,000	07/01/2021

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:

12/04/2021 14:05

406/193 Springvale Road, Nunawading Vic 3131



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Indicative Selling Price

\$295,000 - \$320,000

Median Unit Price

Year ending December 2020: \$720,000



Property Type: apartment

Agent Comments

Comparable Properties



**114/193-195 Springvale Rd NUNAWADING
3131 (REI)**

Agent Comments



Price: \$347,500

Method: Private Sale

Date: 10/02/2021

Property Type: Apartment



116B/1-19 Colombo St MITCHAM 3132 (REI)

Agent Comments



Price: \$328,000

Method: Private Sale

Date: 25/02/2021

Property Type: Apartment



**209/193-195 Springvale Rd NUNAWADING
3131 (REI/VG)**

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 07/01/2021

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.