

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

1/89 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$694,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2019 to 30/09/2019 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	6/139 Springfield Rd BLACKBURN NORTH 3130	\$612,000	16/09/2019
2	1/12 Hedge End Rd NUNAWADING 3131	\$590,000	22/07/2019
3	7/24-26 Springvale Rd NUNAWADING 3131	\$580,000	12/09/2019

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:

13/01/2020 10:28



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Property Type: Unit
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
September quarter 2019: \$694,000

Comparable Properties



**6/139 Springfield Rd BLACKBURN NORTH
3130 (REI/VG)**

Agent Comments

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Price: \$612,000
Method: Private Sale
Date: 16/09/2019
Rooms: 5
Property Type: Unit



**1/12 Hedge End Rd NUNAWADING 3131
(REI/VG)**

Agent Comments

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Price: \$590,000
Method: Private Sale
Date: 22/07/2019
Rooms: 3
Property Type: Unit



**7/24-26 Springvale Rd NUNAWADING 3131
(REI/VG)**

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 12/09/2019
Rooms: 4
Property Type: Unit