

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

Unit 2/271 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$700,000

&

\$770,000

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	1/10 Stringybark CI FOREST HILL 3131	\$752,000	14/10/2019
2	43 Heathcote Dr FOREST HILL 3131	\$750,000	27/07/2019
3	2/75 Springvale Rd NUNAWADING 3131	\$730,000	31/08/2019

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:

14/11/2019 10:25



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Rooms: 5

Property Type: Unit (Single)

Agent Comments

Comparable Properties



1/10 Stringybark CI FOREST HILL 3131 (REI)

Agent Comments

🛏 3 🚿 2 🚗 1

Price: \$752,000

Method: Private Sale

Date: 14/10/2019

Property Type: House



43 Heathcote Dr FOREST HILL 3131 (REI/VG)

Agent Comments

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Price: \$750,000

Method: Auction Sale

Date: 27/07/2019

Rooms: 4

Property Type: Unit

Land Size: 222 sqm approx



2/75 Springvale Rd NUNAWADING 3131 (REI/VG)

Agent Comments

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Price: \$730,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 144 sqm approx