

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

212/193 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$666,500

Property Type

Unit

Suburb

Nunawading

Period - From

01/01/2019

to

31/12/2019

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	13/259 Canterbury Rd FOREST HILL 3131	\$495,000	24/01/2020
2	208/12 Wood St NUNAWADING 3131	\$421,800	11/09/2019
3	G07/12 Wood St NUNAWADING 3131	\$400,000	18/11/2019

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:

06/02/2020 11:34

212/193 Springvale Road, Nunawading Vic 3131



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Indicative Selling Price

\$449,000

Median Unit Price

Year ending December 2019: \$666,500



Property Type: Apartment

Agent Comments

Comparable Properties



13/259 Canterbury Rd FOREST HILL 3131 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 24/01/2020

Property Type: Apartment

208/12 Wood St NUNAWADING 3131 (VG)

Agent Comments



Price: \$421,800

Method: Sale

Date: 11/09/2019

Property Type: Strata Unit/Flat

G07/12 Wood St NUNAWADING 3131 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 18/11/2019

Property Type: Strata Unit/Flat

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.