

# 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

361 Springfield Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,035,000 Property Type House Suburb Nunawading

Period - From 01/10/2019 to 30/09/2020 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	37 Nicholson St NUNAWADING 3131	\$1,000,000	05/08/2020
2	257 Springfield Rd NUNAWADING 3131	\$950,000	28/05/2020
3	221 Springfield Rd BLACKBURN NORTH 3130	\$920,000	06/05/2020

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:

28/10/2020 08:52

361 Springfield Road, Nunawading Vic 3131



Adrian Nyariri

9908 5700

0455 089 610

adriannyariri@jellisrcraig.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending September 2020: \$1,035,000



3 1 0

**Property Type:** House

**Land Size:** 744 sqm approx

Agent Comments

## Comparable Properties

**37 Nicholson St NUNAWADING 3131 (REI/VG)** Agent Comments

4 2 2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 05/08/2020

**Property Type:** House

**Land Size:** 700 sqm approx



**257 Springfield Rd NUNAWADING 3131 (REI/VG)** Agent Comments

4 2 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 28/05/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 739 sqm approx



**221 Springfield Rd BLACKBURN NORTH 3130 (REI/VG)** Agent Comments

3 1 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 06/05/2020

**Property Type:** House (Res)

**Land Size:** 649 sqm approx

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.