

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 221/193-195 Springvale Road, Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$400,000 & \$440,000

Median sale price

Median price \$740,000 Property type *Unit* Suburb Nunawading

Period - From to Source Core Logic

Comparable property sales

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
1 113/193-195 Springvale Road, Nunawading, Vic 3131	\$440,000	4 th Aug 2023
2 112/193-195 Springvale Road, Nunawading, Vic 3131	\$410,000	15 th Feb 2023
3 309/12 Wood Street, Nunawading, Vic 3131	\$420,000	26 Aug 2022

This Statement of Information was prepared on: 13th October 2023