

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

416/193 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Nunawading

Period - From 01/04/2019 to 31/03/2020 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	213/435-439 Whitehorse Rd MITCHAM 3132	\$501,000	10/03/2020
2	13/259 Canterbury Rd FOREST HILL 3131	\$495,000	24/01/2020
3	212/193-195 Springvale Rd NUNAWADING 3131	\$445,000	12/02/2020

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:

22/06/2020 11:31

416/193 Springvale Road, Nunawading Vic 3131

**Jellis
Craig**

Grant Lynch

9908 5700

0408110 011

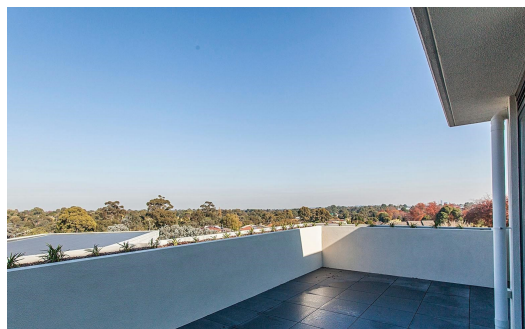
grantlynch@jellisrcraig.com.au

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending March 2020: \$700,000



 2  1  1

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



213/435-439 Whitehorse Rd MITCHAM 3132
(REI/VG)

Agent Comments

 2  2  1

Price: \$501,000

Method: Private Sale

Date: 10/03/2020

Property Type: Apartment



13/259 Canterbury Rd FOREST HILL 3131
(REI/VG)

Agent Comments

 2  2  1

Price: \$495,000

Method: Private Sale

Date: 24/01/2020

Property Type: Apartment



212/193-195 Springvale Rd NUNAWADING
3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$445,000

Method: Private Sale

Date: 12/02/2020

Property Type: Apartment

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.