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

2/275 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

| Median price | $860,000 | Property Type | Unit | Suburb | Nunawading |

| Period - From | 01/01/2021 | to | 31/03/2021 | 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	2/111 Springvale Rd NUNAWADING 3131	$730,000	28/05/2021
2	1/78 Springvale Rd NUNAWADING 3131	$815,000	20/05/2021
3	1/259 Springvale Rd NUNAWADING 3131	$800,000	11/03/2021

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: 30/06/2021 13:52

🛏 3   🛁 2   🚗 2

Property Type: Unit
Land Size: 244m² sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
March quarter 2021: $860,000

Comparable Properties

2/111 Springvale Rd NUNAWADING 3131 (REI)

🛏 2   🛁 1   🚗 1

Price: $730,000
Method: Private Sale
Date: 28/05/2021
Property Type: Townhouse (Res)

Agent Comments

1/78 Springvale Rd NUNAWADING 3131 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $815,000
Method: Private Sale
Date: 20/05/2021
Property Type: Unit
Land Size: 397 sqm approx

Agent Comments

1/259 Springvale Rd NUNAWADING 3131 (VG)

🛏 3   🛁 -   🚗 -

Price: $800,000
Method: Sale
Date: 11/03/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700