

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

360 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$1,042,001 Property Type House Suburb Nunawading

Period - From 22/01/2020 to 21/01/2021 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	13 Betula Av NUNAWADING 3131	\$1,045,000	01/11/2020
2	38 Lorikeet St NUNAWADING 3131	\$795,000	03/08/2020
3			

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: 22/01/2021 23:21

360 Springfield Road, Nunawading Vic 3131



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Indicative Selling Price

\$795,000 - \$850,000

Median House Price

22/01/2020 - 21/01/2021: \$1,042,001



3 2 2

Rooms: 6

Property Type: Brick Venier

Land Size: 600m2 (approx) sqm
approx

Agent Comments

Comparable Properties



13 Betula Av NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 1

Price: \$1,045,000

Method: Private Sale

Date: 01/11/2020

Property Type: House

Land Size: 595 sqm approx



38 Lorikeet St NUNAWADING 3131 (REI/VG)

Agent Comments

3 1 1

Price: \$795,000

Method: Private Sale

Date: 03/08/2020

Property Type: House

Land Size: 376 sqm approx

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.

Account - E W Real Estate | P: 0388024418



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.