## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	2/111 Springvale Road, Nunawading Vic 3131
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$850,000	Pro	perty Type Un	it		Suburb	Nunawading
Period - From	01/10/2020	to	31/12/2020	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	6/44-46 Station St NUNAWADING 3131	\$720,000	19/12/2020
2	12/520 Mitcham Rd MITCHAM 3132	\$695,000	13/11/2020
3			

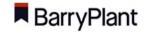
#### OR

**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:	13/04/2021 13:08



Date of sale







**Property Type:** Townhouse **Land Size:** 113 sqm approx Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price December quarter 2020: \$850,000

# Comparable Properties



6/44-46 Station St NUNAWADING 3131 (VG)

4 2

**-** 4

Price: \$720,000 Method: Sale Date: 19/12/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

12/520 Mitcham Rd MITCHAM 3132 (VG)

2





**Agent Comments** 

Price: \$695,000 Method: Sale Date: 13/11/2020

Property Type: Strata Unit/Villa Unit/Townhouse

- Single OYO Unit

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 - Barry Plant | P: 03 9842 8888



