

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

2/111 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Nunawading

Period - From 01/10/2020 to 31/12/2020 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	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



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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)

Agent Comments

 2  -  -

Price: \$720,000

Method: Sale

Date: 19/12/2020

Property Type: Flat/Unit/Apartment (Res)

12/520 Mitcham Rd MITCHAM 3132 (VG)

Agent Comments

 2  -  -

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.