

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

307/193-195 Springvale Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000 & \$310,000

### 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 five kilometres of the property for sale in the last eighteen 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	406/193-195 Springvale Rd NUNAWADING 3131	\$310,000	18/06/2021
2	209/193-195 Springvale Rd NUNAWADING 3131	\$310,000	07/01/2021
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 05/07/2021 14:30

James Moss

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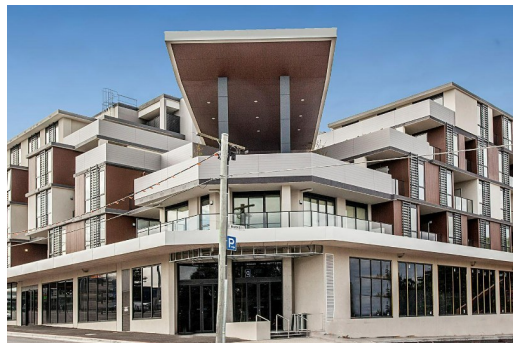
jamesmoss@mcgrath.com.au

**Indicative Selling Price**

\$295,000 - \$310,000

**Median Unit Price**

March quarter 2021: \$860,000



1 1 1

**Rooms:** 3

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**406/193-195 Springvale Rd NUNAWADING  
3131 (REI)**

Agent Comments

1 1 1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 18/06/2021

**Property Type:** Apartment



**209/193-195 Springvale Rd NUNAWADING  
3131 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$310,000

**Method:** Private Sale

**Date:** 07/01/2021

**Property Type:** Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.