

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

315/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Nunawading

Period - From 01/04/2021 to 30/06/2021 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 | 414B/1 Colombo St MITCHAM 3132 | \$307,000 | 21/06/2021 |
| 2 | 406/193-195 Springvale Rd NUNAWADING 3131 | \$310,000 | 18/06/2021 |
| 3 | 209/193-195 Springvale Rd NUNAWADING 3131 | \$310,000 | 07/01/2021 |

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:

27/07/2021 17:16

315/193-195 Springvale Road, Nunawading Vic 3131

McGrath

Ellie Gong
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Indicative Selling Price

\$290,000 - \$310,000

Median Unit Price

June quarter 2021: \$815,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



414B/1 Colombo St MITCHAM 3132 (REI)

Agent Comments

1 1 1

Price: \$307,000

Method: Private Sale

Date: 21/06/2021

Property Type: Apartment



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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802