
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

7/251 Springfield Road, Nunawading

Indicative selling price

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

\$450,000 & \$495,000

Median sale price

Median price \$480,000

Unit

x

Suburb Nunawading

Period - From 26/01/2017 to 26/07/2017

Source REIV propertydata.com.au

Comparable property sales

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. 13/30 Mount Pleasant Road, Nunawading	\$450,000	05/05/2017
2. 1/196 Surrey Road, Blackburn	\$475,001	17/03/2017
3. 3/43 The Ridge, Blackburn	\$485,000	08/07/2017