

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

209/193 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2020 to 30/09/2020 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	4/13 Glen Valley Rd FOREST HILL 3131	\$330,000	23/05/2020
2	218B/1-19 Colombo St MITCHAM 3132	\$312,000	09/05/2020
3	216B/1-19 Colombo St MITCHAM 3132	\$295,000	18/06/2020

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:

09/10/2020 16:33

209/193 Springvale Road, Nunawading Vic 3131



Grant Lynch

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Indicative Selling Price

\$295,000 - \$320,000

Median Unit Price

September quarter 2020: \$650,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/13 Glen Valley Rd FOREST HILL 3131
(REI/VG)

Agent Comments

1 1 1

Price: \$330,000

Method: Auction Sale

Date: 23/05/2020

Rooms: 2

Property Type: Unit



218B/1-19 Colombo St MITCHAM 3132
(REI/VG)

Agent Comments

1 1 1

Price: \$312,000

Method: Private Sale

Date: 09/05/2020

Rooms: 2

Property Type: Apartment



216B/1-19 Colombo St MITCHAM 3132
(REI/VG)

Agent Comments

1 1 1

Price: \$295,000

Method: Private Sale

Date: 18/06/2020

Property Type: Apartment

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.