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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$295,000		&		\$320,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Unit			Suburb	Nunawading
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ad	dress 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





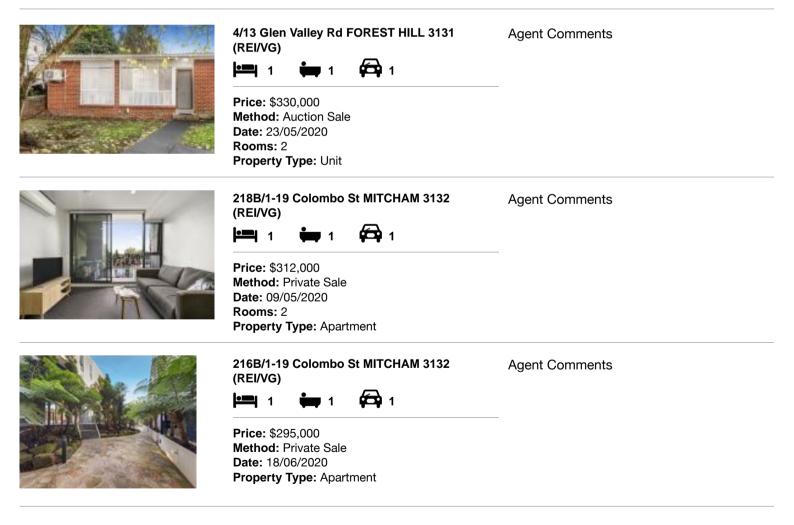


Property Type: Apartment Agent Comments

Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$295,000 - \$320,000 Median Unit Price September quarter 2020: \$650,000

Comparable Properties



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

