

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

390 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$899,000

Property Type

House

Suburb

Nunawading

Period - From

01/07/2019

to

30/09/2019

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	12 Clive St MITCHAM 3132	\$835,000	12/10/2019
2	10 Hedge End Rd NUNAWADING 3131	\$819,000	11/09/2019
3	57 Quarry Rd MITCHAM 3132	\$785,000	18/07/2019

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:

19/11/2019 13:01



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2019: \$899,000

Comparable Properties



12 Clive St MITCHAM 3132 (REI)

Agent Comments



Price: \$835,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 770 sqm approx



10 Hedge End Rd NUNAWADING 3131 (REI/VG)

Agent Comments



Price: \$819,000
Method: Private Sale
Date: 11/09/2019
Rooms: 4
Property Type: House
Land Size: 613 sqm approx



57 Quarry Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 18/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 724 sqm approx