

## 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 216/193-195 Springvale Road, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000 & \$315,000

#### Median sale price

Median price \$782,500 House Unit X Suburb Nunawading

Period - From 01/10/2018 to 31/12/2018 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 | 114/193 Springvale Rd NUNAWADING 3131 | \$296,000 | 21/12/2018   |
| 2 | 115/193 Springvale Rd NUNAWADING 3131 | \$290,000 | 21/12/2018   |
| 3 | 413/193 Springvale Rd NUNAWADING 3131 | \$290,000 | 08/01/2019   |

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.



 1  1  1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$295,000 - \$315,000  
**Median Unit Price**  
December quarter 2018: \$782,500

## Comparable Properties

114/193 Springvale Rd NUNAWADING 3131  
(VG)

**Agent Comments**

 1  -  -

**Price:** \$296,000  
**Method:** Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

115/193 Springvale Rd NUNAWADING 3131  
(VG)

**Agent Comments**

 1  -  -

**Price:** \$290,000  
**Method:** Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

413/193 Springvale Rd NUNAWADING 3131  
(VG)

**Agent Comments**

 1  -  -

**Price:** \$290,000  
**Method:** Sale  
**Date:** 08/01/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)