

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	216/193-195 Springvale Road, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$782,500	Hou	se	Unit	Х	;	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.

Account - Philip Webb





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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)

1





Price: \$296,000 Method: Sale Date: 21/12/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Agent Comments

115/193 Springvale Rd NUNAWADING 3131

(VG)







Price: \$290,000 Method: Sale Date: 21/12/2018

Rooms: Property Type: Flat/Unit/Apartment (Res)

413/193 Springvale Rd NUNAWADING 3131

(VG)

(* •) |-----| 1





Price: \$290,000 Method: Sale Date: 08/01/2019 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb





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.

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