

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

4/18A Springvale Road Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$715,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

6/4-6 William Street Donvale VIC 3111	\$740,000	04-Mar-20
5/346-352 Springvale Road Donvale VIC 3111	\$717,000	19-Oct-19
2/195-197 Mitcham Road Donvale VIC 3111	\$769,000	21-Dec-19

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 6 months.~~

This Statement of Information was prepared on: 14 March 2020



6/4-6 William Street Donvale VIC 3111

Sold Price

^{RS} **\$740,000** Sold Date **04-Mar-20**

 3  2  2

Distance **0.57km**



5/346-352 Springvale Road Donvale VIC 3111

Sold Price

\$717,000 Sold Date **19-Oct-19**

 3  2  2

Distance **0.94km**



2/195-197 Mitcham Road Donvale VIC 3111

Sold Price

\$769,000 Sold Date **21-Dec-19**

 3  2  2

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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