



Rooms: Property Type: House Land Size: 765.912 sqm Agent Comments Indicative Selling Price \$960,000 - \$1,056,000 Median House Price Year ending March 2017: \$990,000

### **Comparable Properties**



8 Sunnyside Av NUNAWADING 3131 (REI)

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Price: \$1,080,000 Method: Auction Sale Date: 25/03/2017 Rooms: -Property Type: House

13 Bridgeford Av BLACKBURN NORTH 3130 Agent Comments (REI)



Price: \$1,070,000 Method: Sold Before Auction Date: 02/03/2017 Rooms: 6 Property Type: House (Res) Land Size: 661 sqm

68 Springvale Rd NUNAWADING 3131 (REI)

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Agent Comments

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 27/05/2017 Rooms: 6 Property Type: House (Res) Land Size: 765 sqm

Account - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700

## REIV Spropertydata

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### 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	66 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 betweer	nge between \$960,000		&	\$1,056,000				
Median sale p	ice							
Median price	\$990,000	House	х	Subu	urb Nunawading			
Period - From	01/04/2016	to 31/0	3/2017	Source	EIV			

#### **Comparable property sales**

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
8 Sunnyside Av NUNAWADING 3131	\$1,080,000	25/03/2017
13 Bridgeford Av BLACKBURN NORTH 3130	\$1,070,000	02/03/2017
68 Springvale Rd NUNAWADING 3131	\$960,000	27/05/2017

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