

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

401 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$830,000

&

\$913,000

Median sale price

Median price

\$1,060,000

House

X

Unit

Suburb

Nunawading

Period - From

01/01/2017

to

31/12/2017

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	1 Dunlavin Rd MITCHAM 3132	\$890,000	23/09/2017
2	50 Mcculloch St NUNAWADING 3131	\$879,000	18/11/2017
3	12 Garden Av MITCHAM 3132	\$853,000	26/11/2017

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 423 sqm approx
Agent Comments

Indicative Selling Price
 \$830,000 - \$913,000
Median House Price
 Year ending December 2017: \$1,060,000

Comparable Properties



1 Dunlavin Rd MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  2

Price: \$890,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 481 sqm approx



50 McCulloch St NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$879,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 475 sqm approx



12 Garden Av MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$853,000
Method: Private Sale
Date: 26/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 405 sqm approx