

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 3/340 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$860,000 Property Type Unit Suburb Nunawading

Period - From 01/01/2021 to 31/03/2021 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	3 Browns Rd NUNAWADING 3131	\$600,000	22/05/2021
2	5/115 Surrey Rd BLACKBURN NORTH 3130	\$540,000	12/04/2021
3	4/55-57 Doncaster East Rd MITCHAM 3132	\$552,000	18/03/2021

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.~~

This Statement of Information was prepared on: 21/06/2021 16:00

3/340 Springfield Road, Nunawading Vic 3131

**Jellis
Craig**

Anthony Atharson

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 2  1  1

Property Type: Unit

Land Size: 132 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

March quarter 2021: \$860,000

Comparable Properties



3 Browns Rd NUNAWADING 3131 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Unit



5/115 Surrey Rd BLACKBURN NORTH 3130 (VG)

Agent Comments

 2  -  -

Price: \$540,000

Method: Sale

Date: 12/04/2021

Property Type: Strata Unit/Flat



4/55-57 Doncaster East Rd MITCHAM 3132 (REI)

Agent Comments

 2  1  1

Price: \$552,000

Method: Private Sale

Date: 18/03/2021

Property Type: Unit

Land Size: 98 sqm approx

Account - Jellis Craig | P: (03) 9908 5700