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

1/385 Springfield Road, Nunawading Vic 3131

Indicative selling price

For the meaning	of this price see	e consumer.	vic.gov.a	u/underquo	ting		
Range betweer	\$900,000		&	\$990,000			
Median sale pr	rice						
Median price	\$1,154,000	Property	Type Ho	ouse		Suburb	Nunawading
Period - From	01/01/2021	to 31/03	/2021	Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	12 Tunstall Av NUNAWADING 3131	\$1,076,000	27/03/2021
2	1/227-229 Whitehorse Rd BLACKBURN 3130	\$930,000	20/03/2021
3	2/275 Springfield Rd NUNAWADING 3131	\$921,000	16/03/2021

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:

04/05/2021 16:21



1/385 Springfield Road, Nunawading Vic 3131



Charles Shi

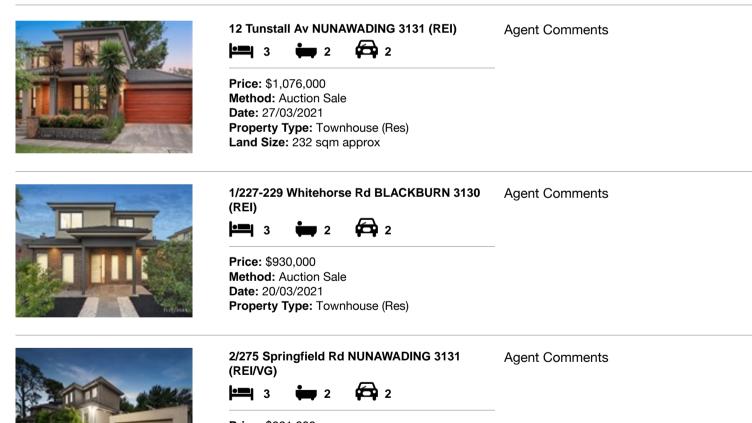
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Property Type: Townhouse Agent Comments 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2021: \$1,154,000





Price: \$921,000 Method: Sold Before Auction Date: 16/03/2021 Property Type: Townhouse (Res) Land Size: 390 sqm approx

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





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.