

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

1/78 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Single price

\$828,000

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	8/1-5 Burnt St NUNAWADING 3131	\$825,000	21/02/2021
2	3/63 Lucknow St MITCHAM 3132	\$820,000	28/11/2020
3	1/259 Springvale Rd NUNAWADING 3131	\$800,000	11/03/2021

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:

08/05/2021 18:43

1/78 Springvale Road, Nunawading Vic 3131

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$828,000

Median Unit Price

March quarter 2021: \$860,000



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



8/1-5 Burnt St NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$825,000

Method: Private Sale

Date: 21/02/2021

Property Type: Unit

Land Size: 350 sqm approx



3/63 Lucknow St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$820,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Unit

1/259 Springvale Rd NUNAWADING 3131 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 11/03/2021

Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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.