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.a	u/underguoting
	J				

Single price \$828,000

Median sale price

Median price	\$860,000	Pro	perty Type Uni	t	:	Suburb	Nunawading
Period - From	01/01/2021	to	31/03/2021	Sou	urce	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.

Add	dress 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



Mc**Grath**





Property Type: Unit Agent Comments

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

Indicative Selling Price \$828,000 Median Unit Price March quarter 2021: \$860,000

Comparable Properties



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

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

2

6 2



Price: \$825,000 Method: Private Sale Date: 21/02/2021 Property Type: Unit Land Size: 350 sqm approx

Agent Comments

Agent Comments



Price: \$820,000 Method: Auction Sale Date: 28/11/2020 Property Type: Unit

3

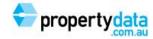
1/259 Springvale Rd NUNAWADING 3131 (VG) Agent Comments



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.