

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

508/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Nunawading

Period - From

25/05/2020

to

24/05/2021

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	207/12 Wood St NUNAWADING 3131	\$405,000	14/03/2021
2	107/12 Wood St NUNAWADING 3131	\$405,000	22/02/2021
3	108/12 Wood St NUNAWADING 3131	\$405,000	31/01/2021

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:

25/05/2021 14:01



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$398,000

Median Unit Price

25/05/2020 - 24/05/2021: \$715,000

Comparable Properties

207/12 Wood St NUNAWADING 3131 (VG)

Agent Comments

2 - -

Price: \$405,000

Method: Sale

Date: 14/03/2021

Property Type: Subdivided Flat - Single OYO Flat

107/12 Wood St NUNAWADING 3131 (VG)

Agent Comments

2 - -

Price: \$405,000

Method: Sale

Date: 22/02/2021

Property Type: Subdivided Flat - Single OYO Flat

108/12 Wood St NUNAWADING 3131 (VG)

Agent Comments

2 - -

Price: \$405,000

Method: Sale

Date: 31/01/2021

Property Type: Subdivided Flat - Single OYO Flat