

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

304/193-195 Springvale Road Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,000

*House

*Unit

X

Suburb

Nunawading

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 6 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

215/193-195 Springvale Road Nunawading VIC 3131	\$290,000	31-Jan-19
314/193-195 Springvale Road Nunawading VIC 3131	\$290,000	08-Apr-19
216/193-195 Springvale Road Nunawading VIC 3131	\$300,000	28-Jun-19

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 6 months.~~

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**215/193-195 Springvale Road
Nunawading VIC 3131**

 1
  1
  1

Sold Price **\$290,000** Sold Date **31-Jan-19**

Distance -

**314/193-195 Springvale Road
Nunawading VIC 3131**

 1
  1
  -

Sold Price Sold Date **08-Apr-19**

Distance -



**216/193-195 Springvale Road
Nunawading VIC 3131**

 1
  1
  1

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **28-Jun-19**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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