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

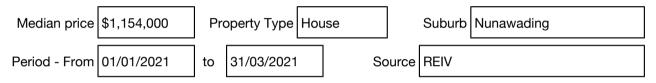
394 Springfield Road, Nunawading Vic 3131

Indicative selling price

	For the	meaning	of this	price see	consumer.vic.gov.	au/underquoting
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Single price \$1,600,000

Median sale price



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	292 Springfield Rd NUNAWADING 3131	\$1,760,000	08/05/2021
2	9A Rotherwood Av MITCHAM 3132	\$1,610,000	20/03/2021
3	3 Newbury St MITCHAM 3132	\$1,600,000	17/01/2021

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:

10/05/2021 08:51









Property Type: House Land Size: 531 sqm approx Agent Comments Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$1,600,000 Median House Price March quarter 2021: \$1,154,000

Comparable Properties

292 Springfield Rd NUNAWADING 3131 (REI) 4 2 2 2 Price: \$1,760,000 Method: Auction Sale Date: 08/05/2021 Property Type: House (Res) Land Size: 601 sqm approx	Agent Comments
9A Rotherwood Av MITCHAM 3132 (REI) 5 3 2 Price: \$1,610,000 Method: Sold Before Auction Date: 20/03/2021 Property Type: House (Res) Land Size: 633 sqm approx	Agent Comments
3 Newbury St MITCHAM 3132 (REI) 4 3 2 Price: \$1,600,000 Method: Private Sale Date: 17/01/2021 Property Type: House (Res) Land Size: 601 sqm approx	Agent Comments

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.