

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

Single price

\$1,600,000

Median sale price

Median price

\$1,154,000

Property Type

House

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	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

394 Springfield Road, Nunawading Vic 3131

**Jellis
Craig**

Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

Indicative Selling Price

\$1,600,000

Median House Price

March quarter 2021: \$1,154,000



4 3 2

Property Type: House

Land Size: 531 sqm approx

Agent Comments

Comparable Properties



292 Springfield Rd NUNAWADING 3131 (REI)

Agent Comments

4 2 2

Price: \$1,760,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 601 sqm approx



9A Rotherwood Av MITCHAM 3132 (REI)

Agent Comments

5 3 2

Price: \$1,610,000

Method: Sold Before Auction

Date: 20/03/2021

Property Type: House (Res)

Land Size: 633 sqm approx



3 Newbury St MITCHAM 3132 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 17/01/2021

Property Type: House (Res)

Land Size: 601 sqm approx

Account - Jellis Craig | P: (03) 9908 5700