

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

220/193-195 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Nunawading

Period-from

01 Apr 2019

to

31 Mar 2020

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

G07/12 Wood Street Nunawading VIC 3131	\$400,000	18-Nov-19
126B/1 Colombo Street Mitcham VIC 3132	\$399,000	15-Oct-19
212/1 Queen Street Blackburn VIC 3130	\$415,000	23-Oct-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.~~

This Statement of Information was prepared on: 09 April 2020



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**G07/12 Wood Street Nunawading
VIC 3131**

2 - -

Sold Price

\$400,000

Sold Date

18-Nov-19

Distance

0.07km



**126B/1 Colombo Street Mitcham
VIC 3132**

2 1 1

Sold Price

\$399,000

Sold Date

15-Oct-19

Distance

1.46km



**212/1 Queen Street Blackburn VIC
3130**

2 2 1

Sold Price

\$415,000

Sold Date

23-Oct-19

Distance

2.15km

RS = Recent sale

UN = Undisclosed Sale

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