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	99 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $1,238,000 Property Type House Suburb Nunawading

Period - From 01/07/2023 to 30/06/2024 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	3/14-16 Mcghee Av MITCHAM 3132	$600,000	03/08/2024
2	8a Edward St MITCHAM 3132	$662,000	29/06/2024
3			

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: 23/09/2024 10:53

99 Springvale Road, Nunawading Vic 3131

Christine Bafas
9908 5700
0427 835 610
christinebafas@jelliscraig.com.au



2 1 1

Property Type: House
Land Size: 297 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending June 2024: $1,238,000

Comparable Properties



3/14-16 Mcghee Av MITCHAM 3132 (REI)

2 1 1

Price: $600,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit

Agent Comments



8a Edward St MITCHAM 3132 (REI/VG)

2 1 1

Price: $662,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit
Land Size: 205 sqm approx

Agent Comments

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.

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