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	217/193-195 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Single price $285,000

Median sale price

Median price $825,000 Property Type Unit Suburb Nunawading

Period - From 01/07/2024 to 30/09/2024 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	104/251 Canterbury Rd FOREST HILL 3131	$295,000	31/08/2024
2	219B/1 Colombo St MITCHAM 3132	$295,000	24/10/2024
3	410/193-195 Springvale Rd NUNAWADING 3131	$310,000	19/07/2024

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: 13/11/2024 14:55

217/193-195 Springvale Road, Nunawading Vic 3131



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$285,000
Median Unit Price
September quarter 2024: $825,000

Comparable Properties

104/251 Canterbury Rd FOREST HILL 3131 (REI)

1 1 1

Price: $295,000
Method:
Date: 31/08/2024
Property Type: Apartment

Agent Comments



219B/1 Colombo St MITCHAM 3132 (REI)

1 1 1

Price: $295,000
Method: Private Sale
Date: 24/10/2024
Property Type: Apartment

Agent Comments



410/193-195 Springvale Rd NUNAWADING 3131 (REI)

1 1 1

Price: $310,000
Method: Private Sale
Date: 19/07/2024
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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