

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

215/193-195 Springvale Road, Nunawading, VIC 3131

INDICATIVE SELLING PRICE

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

Range Between \$300,000 & \$330,000

MEDIAN SALE PRICE

Median price \$550,000 | Unit | Nunawading (3131)

Period - From 1 July 2018 to 30 September 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
101A/1 COLOMBO STREET, MITCHAM VIC 3132	\$315,000	14/07/2018
120B/1 COLOMBO STREET, MITCHAM VIC 3132	\$308,000	21/07/2018
G13/12 WOOD STREET, NUNAWADING VIC 3131	\$300,000	17/07/2018