

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

103/193 Springvale Road, Nunawading Vic 3131
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Indicative selling price

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

Range between

\$298,000

 &

\$325,000

Median sale price

Median price

\$745,000

 Property Type

Unit

 Suburb

Nunawading

Period - From

01/10/2022

 to

30/09/2023

 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	510A/1 Colombo St MITCHAM 3132	\$325,000	02/11/2023
2	115/193-195 Springvale Rd NUNAWADING 3131	\$315,000	05/09/2023
3	320b/1 Colombo St MITCHAM 3132	\$295,000	10/11/2023

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:

16/11/2023 17:23



Property Type: Strata Unit/Flat

Land Size: 50 sqm approx

Agent Comments

Indicative Selling Price

\$298,000 - \$325,000

Median Unit Price

Year ending September 2023: \$745,000

Comparable Properties



510A/1 Colombo St MITCHAM 3132 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 02/11/2023

Property Type: Apartment



**115/193-195 Springvale Rd NUNAWADING
3131 (REI)**

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment



320b/1 Colombo St MITCHAM 3132 (REI)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment