

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

211/193 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

\$420,000

 &

\$460,000

Median sale price

Median price

\$730,000

 Property Type

Unit

 Suburb

Nunawading

Period - From

01/04/2023

 to

31/03/2024

 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	221/193-195 Springvale Rd NUNAWADING 3131	\$425,000	17/04/2024
2	322/251 Canterbury Rd FOREST HILL 3131	\$412,500	30/01/2024
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:

06/06/2024 12:09



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



**221/193-195 Springvale Rd NUNAWADING
3131 (REI)**

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 17/04/2024

Property Type: Apartment



**322/251 Canterbury Rd FOREST HILL 3131
(REI/VG)**

Agent Comments



Price: \$412,500

Method: Private Sale

Date: 30/01/2024

Property Type: Apartment

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.