

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

503/193-195 Springvale Road Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,500

Property type

Unit

Suburb

Nunawading

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

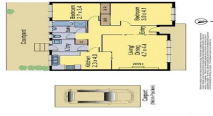
Date of sale

2/27 Mount Pleasant Road Nunawading VIC 3131	\$510,000	02-Sep-19
102/435-439 Whitehorse Road Mitcham VIC 3132	\$515,000	17-Aug-19
405/12 Wood Street Nunawading VIC 3131	\$456,000	24-May-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



2/27 Mount Pleasant Road Nunawading VIC 3131

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **02-Sep-19**

Distance **0.31km**

Aug 19

CoreLogic



102/435-439 Whitehorse Road Mitcham VIC 3132

2 2 2

Sold Price ^{RS} **\$515,000** Sold Date **17-Aug-19**

Distance **1.14km**



405/12 Wood Street Nunawading VIC 3131

2 1 1

Sold Price **\$456,000** Sold Date **24-May-19**

Distance **0.07km**

Aug 19

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RS = Recent sale

UN = Undisclosed Sale

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