

385 Springfield Road, Nunawading Vic 3131

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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

March quarter 2017: \$931,000



3 1 3

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 715 sqm

Agent Comments

This home comes with Plans and Permit for 2x 3 Bedroom Townhouses

This property comes with plans and permits for 2x 3 bedroom townhouses

Comparable Properties



218 Springfield Rd BLACKBURN 3130 (REI/VG)

Agent Comments

2 2 2

Price: \$990,000

Method: Auction Sale

Date: 21/01/2017

Rooms: 3

Property Type: House (Res)

Land Size: 735 sqm



68 Springvale Rd NUNAWADING 3131 (REI)

Agent Comments

5 2 3

Price: \$960,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 765 sqm



251 Mitcham Rd MITCHAM 3132 (VG)

Agent Comments

- - -

Price: \$860,000

Method: Sale

Date: 16/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 620 sqm

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

385 Springfield Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$870,000

&

\$950,000

Median sale price

Median price

\$931,000

House

X

Suburb

Nunawading

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
218 Springfield Rd BLACKBURN 3130	\$990,000	21/01/2017
68 Springvale Rd NUNAWADING 3131	\$960,000	27/05/2017
251 Mitcham Rd MITCHAM 3132	\$860,000	16/01/2017