



Rooms:
Property Type: Apartment

Agent Comments

Boasting excellent communal entertaining facilities, this superb apartment is set within the stylishly designed 'Atrium' complex. It's conveniently placed footsteps from Nunawading train station and close to the popular 'Golden Mile', schools and parks.

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

Year ending March 2017: \$727,500

This is the first apartment to come onto the market since the development was sold off the plan. The one bedroom apartments during our off the plan marketing campaign all sold from \$265,000-\$398,500. Based upon one bedroom apartment sale in adjacent areas, our price of \$320,000-\$350,000 is with keeping of the current pricing. 4 years ago these apartments were price at \$7,000psm. This price was higher than other developments in the area because of the higher quality design and features of this development. The most recent sales nearby are the 'lower' quality stock and not comparable.

Comparable Properties



304/12 Wood St NUNAWADING 3131 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 17/04/2017
Rooms: 2
Property Type: Apartment
Land Size: 50 sqm



201/3 Thiele Ct BLACKBURN 3130 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 07/12/2016
Rooms: 2
Property Type: Apartment



316/6 Queen St BLACKBURN 3130 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 15/02/2017
Rooms: 2
Property Type: Apartment

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 210/193 Springvale Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$727,500 Unit X Suburb Nunawading

Period - From 01/04/2016 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
304/12 Wood St NUNAWADING 3131	\$320,000	17/04/2017
201/3 Thiele Ct BLACKBURN 3130	\$335,000	07/12/2016
316/6 Queen St BLACKBURN 3130	\$360,000	15/02/2017