McGrath





Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** Year ending March 2017: \$727,500

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.

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)

Price: \$320,000 Method: Private Sale Date: 17/04/2017

Rooms: 2

Property Type: Apartment Land Size: 50 sqm

Agent Comments



201/3 Thiele Ct BLACKBURN 3130 (REI)

Price: \$335.000 Method: Private Sale Date: 07/12/2016

Rooms: 2

Property Type: Apartment

Agent Comments



316/6 Queen St BLACKBURN 3130 (REI)

Price: \$360.000 Method: Private Sale Date: 15/02/2017

Rooms: 2

Property Type: Apartment

Agent Comments

Account - McGrath | P: 03 9877 1277 | F: 03 9878 1613





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	210/193 Springvale Road, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

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

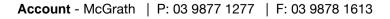
Median sale price

Median price \$72	27,500	Unit	Х	Su	burb	Nunawading
Period - From 01/	/04/2016 to	31/03/2	017	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







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