

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

8 Outlook Drive, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,050,000 House X Unit Suburb Nunawading

Period - From 01/10/2016 to 30/09/2017 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	7 Kent CI BLACKBURN NORTH 3130	\$1,030,000	09/12/2017
2	1 Fawcett St MITCHAM 3132	\$1,020,000	16/12/2017
3	13 Kett St NUNAWADING 3131	\$967,500	22/11/2017

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.



 3  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

Year ending September 2017: \$1,050,000

Comparable Properties



7 Kent CI BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,030,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 7

Property Type: House (Res)



1 Fawcett St MITCHAM 3132 (REI)

Agent Comments

 3  1  1

Price: \$1,020,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 8

Property Type: House (Res)

Land Size: 697 sqm approx



13 Kett St NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$967,500

Method: Private Sale

Date: 22/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 596 sqm approx