

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	8 Outlook Drive, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000 &	\$1,040,000
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Median sale price

Median price	\$1,050,000	Hou	se X	Unit		Suburb	Nunawading
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

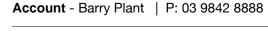
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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

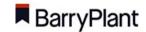
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)

3

6 1

Price: \$1,030,000

Method: Auction Sale Date: 09/12/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



1 Fawcett St MITCHAM 3132 (REI)

_ 3



Price: \$1,020,000 **Method:** Auction Sale **Date:** 16/12/2017

Rooms: 8

Property Type: House (Res) **Land Size:** 697 sqm approx

Agent Comments



13 Kett St NUNAWADING 3131 (REI)

— 3





Price: \$967,500 Method: Private Sale Date: 22/11/2017 Rooms: 8

Property Type: House (Res) Land Size: 596 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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