

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

2/38 Efron Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$930,000

&

\$1,020,000

Median sale price

Median price \$888,000

Property Type Townhouse

Suburb Nunawading

Period - From 12/04/2021

to

11/04/2022

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	2/110 Heatherdale Rd MITCHAM 3132	\$992,500	20/01/2022
2	1/47 Bowen Rd DONCASTER EAST 3109	\$982,000	19/10/2021
3	1/162 Blackburn Rd BLACKBURN SOUTH 3130	\$953,000	02/04/2022

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.~~

This Statement of Information was prepared on:

12/04/2022 12:32



4 2 2

Property Type: Townhouse (Res)

Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price

\$930,000 - \$1,020,000

Median Townhouse Price

12/04/2021 - 11/04/2022: \$888,000

Comparable Properties



2/110 Heatherdale Rd MITCHAM 3132 (REI/VG) Agent Comments

4 2 2

Price: \$992,500

Method: Private Sale

Date: 20/01/2022

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



1/47 Bowen Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$982,000

Method: Private Sale

Date: 19/10/2021

Property Type: Townhouse (Res)



1/162 Blackburn Rd BLACKBURN SOUTH 3130 (REI) Agent Comments

4 2 2

Price: \$953,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)

Land Size: 293 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802