

## 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

1/71 Junction Road, Nunawading Vic 3131

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

#### Median sale price

Median price

\$995,250

House

X

Unit

Suburb

Nunawading

Period - From

01/04/2018

to

31/03/2019

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	2b Lane St BLACKBURN NORTH 3130	\$1,210,000	25/05/2019
2	2/6 Ruth St DONVALE 3111	\$1,200,000	18/01/2019
3	2/7 Langtree Ct BLACKBURN 3130	\$1,160,000	23/02/2019

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.

1/71 Junction Road, Nunawading Vic 3131



 4  3  2

**Rooms:**  
**Property Type:** Townhouse  
**Land Size:** 335 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000  
**Median House Price**  
Year ending March 2019: \$995,250

## Comparable Properties

2b Lane St BLACKBURN NORTH 3130 (REI)

**Agent Comments**

 4  3  2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** House (Res)



2/6 Ruth St DONVALE 3111 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 18/01/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 310 sqm approx



2/7 Langtree Ct BLACKBURN 3130 (REI/VG)

**Agent Comments**

 4  -  2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 23/02/2019  
**Rooms:** -  
**Property Type:** House - Semi-detached  
**Land Size:** 252 sqm approx