

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	50 Mcculloch Street, Nunawading Vic 3131
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Indicative selling price

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

Range between	\$850,000	&	\$900,000
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Median sale price

Median price	\$1,012,500	House	X	Unit		Suburb	Nunawading
Period - From	01/07/2016	to	30/06/2017	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	8 Peel St MITCHAM 3132	\$1,095,000	08/07/2017
2	1/3 Joyce St NUNAWADING 3131	\$945,000	23/09/2017
3	2 Winifred St NUNAWADING 3131	\$908,000	15/06/2017

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.



2 1 1

Rooms:
Property Type: House (Res)
Land Size: 471 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending June 2017: \$1,012,500

Comparable Properties



8 Peel St MITCHAM 3132 (REI)

Agent Comments

3 1 1

Price: \$1,095,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House
Land Size: 493 sqm approx



1/3 Joyce St NUNAWADING 3131 (REI)

Agent Comments

3 1 2

Price: \$945,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)



2 Winifred St NUNAWADING 3131 (REI)

Agent Comments

3 1 1

Price: \$908,000
Method: Private Sale
Date: 15/06/2017
Rooms: 6
Property Type: House (Res)
Land Size: 380 sqm approx