

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

2/36 Betula Avenue Nunawading VIC 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,000

Property type

Unit

Suburb

Nunawading

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

4/14 Weigela Court Forest Hill VIC 3131	\$670,000	15-Apr-20
6/472 Canterbury Road Forest Hill VIC 3131	\$669,950	24-Mar-20
5/6 Gee Court Nunawading VIC 3131	\$700,000	12-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 27 May 2020



4/14 Weigela Court Forest Hill VIC 3131

Sold Price

\$670,000

Sold Date

15-Apr-20

 2

 1

 2

Distance

0.24km



6/472 Canterbury Road Forest Hill VIC 3131

Sold Price

\$669,950

Sold Date

24-Mar-20

 2

 1

 1

Distance

0.5km



5/6 Gee Court Nunawading VIC 3131

Sold Price

\$700,000

Sold Date

12-Feb-20

 2

 1

 1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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