

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 Hedge End Road, Nunawading Vic 3131

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$1,154,000

Property Type

House

Suburb

Nunawading

Period - From

01/01/2021

to

31/03/2021

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	30 Ashwood Dr NUNAWADING 3131	\$957,000	10/04/2021
2	10 Mcculloch St NUNAWADING 3131	\$906,000	19/02/2021
3			

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:

16/04/2021 10:25



 3  1  1

Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
March quarter 2021: \$1,154,000

Comparable Properties



30 Ashwood Dr NUNAWADING 3131 (REI)

Agent Comments

 3  1  2

Price: \$957,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 584 sqm approx



10 McCulloch St NUNAWADING 3131 (REI)

Agent Comments

 3  1  1

Price: \$906,000
Method: Private Sale
Date: 19/02/2021
Property Type: House

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.