

## 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

14 Lynette Street, Nunawading

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ 1,200,000

**Median sale price**

Median price \$1,300,000

Property type House

Suburb Nunawading

Period - From July 21

to

Sept 21

Source REIV

**Comparable property sales**

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 10 Nicholson Street, Nunawading	\$ 1,300,000	26/09/21
2 17 Nielsen Avenue, Nunawading	\$ 1,130,000	03/10/21
3 4 Mark Place, Nunawading	\$ 1,200,000	30/10/21

This Statement of Information was prepared on: 15/12/2021

## Comparable properties



**\$1,300,000**

10 Nicholson Street, Nunawading, Victoria

DATE: 26/09/21

PROPERTY TYPE: HOUSE



3



1



2



670 sqm



**\$1,130,000**

17 Nielsen Avenue, Nunawading, Victoria

DATE: 03/10/21

PROPERTY TYPE: HOUSE



3



1



1



662 sqm



**\$1,200,000**

4 Mark Place, Nunawading, Victoria

DATE: 30/10/21

PROPERTY TYPE: HOUSE



4



2



2



716 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee