

# 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 4 Menck Street, Nunawading Vic 3131

### Indicative selling price

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

Range between \$910,000 & \$990,000

### Median sale price

Median price \$762,500 Property Type Unit Suburb Nunawading

Period - From 01/04/2020 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	1/25 Shady Gr NUNAWADING 3131	\$975,000	27/03/2021
2	2/180 Central Rd NUNAWADING 3131	\$925,000	01/04/2021
3	2/275 Springfield Rd NUNAWADING 3131	\$921,000	16/03/2021

**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: 27/04/2021 18:46



 3    2    2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$910,000 - \$990,000

**Median Unit Price**

Year ending March 2021: \$762,500

## Comparable Properties



**1/25 Shady Gr NUNAWADING 3131 (REI)**

Agent Comments

 3    2    2

**Price:** \$975,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 237 sqm approx



**2/180 Central Rd NUNAWADING 3131 (REI)**

Agent Comments

 3    2    1

**Price:** \$925,000

**Method:** Sold Before Auction

**Date:** 01/04/2021

**Property Type:** Townhouse (Res)



**2/275 Springfield Rd NUNAWADING 3131 (REI)** Agent Comments

 3    2    2

**Price:** \$921,000

**Method:** Sold Before Auction

**Date:** 16/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 390 sqm approx