

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

3/19 Luckie Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$714,000

Property Type Unit

Suburb Nunawading

Period - From 01/10/2019

to 30/09/2020

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	3/8 Bruce St MITCHAM 3132	\$840,850	18/06/2020
2	1 Jacaranda Ct MITCHAM 3132	\$808,000	27/07/2020
3	1b Sandy St NUNAWADING 3131	\$785,000	08/07/2020

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:

21/10/2020 13:49



 3  2  2

Property Type: Townhouse (Res)

Land Size: 211 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending September 2020: \$714,000

Comparable Properties



3/8 Bruce St MITCHAM 3132 (REI)

Agent Comments

 3  2  1

Price: \$840,850

Method: Private Sale

Date: 18/06/2020

Property Type: Townhouse (Single)

Land Size: 206 sqm approx



1 Jacaranda Ct MITCHAM 3132 (RE/VG)

Agent Comments

 3  2  1

Price: \$808,000

Method: Private Sale

Date: 27/07/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 205 sqm approx

1b Sandy St NUNAWADING 3131 (VG)

Agent Comments

 3  -  -

Price: \$785,000

Method: Sale

Date: 08/07/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling