

Robert Simpson 9877 1855 0438 444 977 robert.simpson@noeljones.com.au

Generated: 22/03/2018 11:54

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
-----------------	-----------	----------

Address Including suburb and postcode	2/81 Junction Road, Nunawading Vic 3131

Indicative selling price

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

Range between \$1,000,000 &	\$1,100,000
-----------------------------	-------------

Median sale price

Median price	\$1,078,000	Ηοι	ıse X	Unit		Suburb	Nunawading
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	2b Junction Rd BLACKBURN NORTH 3130	\$1,100,000	06/12/2017
2	2/6 Charlton St BLACKBURN NORTH 3130	\$1,031,000	10/02/2018
3	2a Junction Rd BLACKBURN NORTH 3130	\$1,015,000	16/02/2018

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.

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955







Robert Simpson 9877 1855 0438 444 977 robert.simpson@noeljones.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** December guarter 2017: \$1,078,000



= 3 Rooms: 7

Property Type: Townhouse Agent Comments

Comparable Properties



2b Junction Rd BLACKBURN NORTH 3130

(REI)

Price: \$1,100,000

Method: Sold Before Auction

Date: 06/12/2017

Rooms: -

Property Type: Townhouse (Res)



2/6 Charlton St BLACKBURN NORTH 3130

(REI)

-4





Price: \$1,031,000 Method: Auction Sale Date: 10/02/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



2a Junction Rd BLACKBURN NORTH 3130

(REI)





Price: \$1,015,000

Method: Sold Before Auction

Date: 16/02/2018

Rooms: -

Property Type: House (Res) Land Size: 231 sqm approx

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 22/03/2018 11:54