

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

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

House

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)

- 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	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.



 3  2  2

Rooms: 7

Property Type: Townhouse

Agent Comments

Comparable Properties



2b Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  1

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)

Agent Comments

 4  3  2

Price: \$1,031,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: Townhouse (Res)



2a Junction Rd BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  1

Price: \$1,015,000

Method: Sold Before Auction

Date: 16/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 231 sqm approx