

# 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

2/10 Sandy 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)

Single price

\$990,000

### 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	4/18 Worrell St NUNAWADING 3131	\$1,027,500	28/06/2020
2	1/10 Sandy St NUNAWADING 3131	\$1,020,000	21/07/2020
3			

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:

30/10/2020 10:51



4 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$990,000

**Median Unit Price**

Year ending September 2020: \$714,000

## Comparable Properties

**4/18 Worrell St NUNAWADING 3131 (VG)**

Agent Comments

4 - -

**Price:** \$1,027,500

**Method:** Sale

**Date:** 28/06/2020

**Property Type:** Flat/Unit/Apartment (Res)



**1/10 Sandy St NUNAWADING 3131 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,020,000

**Method:** Sold Before Auction

**Date:** 21/07/2020

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx

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.