

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

58 Diosma Crescent, Nunawading Vic 3131

Indicative selling price

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

Range between \$940,000 & \$1,030,000

Median sale price

Median price \$1,035,000 Property Type House 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	13 Betula Av NUNAWADING 3131	\$1,045,000	01/11/2020
2	361 Springfield Rd NUNAWADING 3131	\$1,020,000	14/11/2020
3	36 Lorikeet St NUNAWADING 3131	\$996,000	26/10/2020

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:

03/12/2020 18:03

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Indicative Selling Price

\$940,000 - \$1,030,000

Median House Price

Year ending September 2020: \$1,035,000



Property Type:

Agent Comments

Original architect designed brick family with enormous potential on 826m2 allotment

Comparable Properties



13 Betula Av NUNAWADING 3131 (REI)



Price: \$1,045,000

Method: Private Sale

Date: 01/11/2020

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Very neat conventional 3 bedroom brick home on smaller land, with an out building suitable as a fourth bedroom or multi purpose room.



361 Springfield Rd NUNAWADING 3131 (REI)



Price: \$1,020,000

Method: Private Sale

Date: 14/11/2020

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Fully renovated home on a slightly smaller allotment near to the subject property



36 Lorikeet St NUNAWADING 3131 (REI)



Price: \$996,000

Method: Private Sale

Date: 26/10/2020

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Very well presented four bedroom home on smaller land but very near to the subject property