Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$996,000

Property offered for sale

Address	58 Diosma Crescent, Nunawading Vic 3131
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,035,000	Pro	perty 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)

36 Lorikeet St NUNAWADING 3131

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.

A	ddress 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

OR

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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



26/10/2020

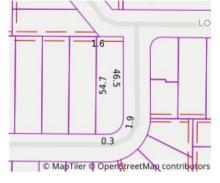
woodards**™**

Richard Kurz 9805 1111 0408 337 319 rkurz@woodards.com.au

Indicative Selling Price \$940,000 - \$1,030,000 Median House Price

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





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

Comparable Properties



13 Betula Av NUNAWADING 3131 (REI)

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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)

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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

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



