

# 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

44 Hedge End Road, Nunawading Vic 3131

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$850,000

### Median sale price

Median price

\$1,159,000

Property Type

House

Suburb

Nunawading

Period - From

01/04/2022

to

30/06/2022

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	1a Rupert St MITCHAM 3132	\$840,000	12/07/2022
2	299 Mitcham Rd MITCHAM 3132	\$810,000	08/06/2022
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:

08/08/2022 09:49



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median House Price**  
June quarter 2022: \$1,159,000

## Comparable Properties



**1a Rupert St MITCHAM 3132 (REI)**

**Agent Comments**



**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 12/07/2022  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



**299 Mitcham Rd MITCHAM 3132 (VG)**

**Agent Comments**



**Price:** \$810,000  
**Method:** Sale  
**Date:** 08/06/2022  
**Property Type:** House (Res)  
**Land Size:** 558 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.