### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

Propert 1 4 1	ty offered	for sal	е
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$790,000	&	\$850,000
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#### Median sale price

Median price	\$1,159,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

,	and the companion property		24.0 0. 04.0
1	1a Rupert St MITCHAM 3132	\$840,000	12/07/2022
2	299 Mitcham Rd MITCHAM 3132	\$810,000	08/06/2022
3			

#### OR

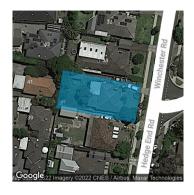
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/08/2022 09:49



Date of sale







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

## Comparable Properties



1a Rupert St MITCHAM 3132 (REI)

**--**3





Price: \$840,000 Method: Private Sale Date: 12/07/2022

Property Type: House (Res) Land Size: 593 sqm approx

**Agent Comments** 



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.

Account - Philip Webb



