

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

11 Bader Avenue, Nunawading, VIC 3131

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 12 Colwyn Ct, Donvale Vic	\$1,310,000	17/02/2024
2 1 Salvana Av, Mitcham Vic	\$1,201,000	13/04/2024
3 32 Ashwood Dr, Nunawading	\$1,307,000	11/05/2024

This Statement of Information was prepared on:

