

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 Lorikeet Street, Nunawading Vic 3131

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Nunawading

Period - From 01/10/2019 to 31/12/2019 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	14 Laughlin Av NUNAWADING 3131	\$1,120,000	25/11/2019
2	1 Lasiandra Av NUNAWADING 3131	\$975,000	27/11/2019
3	16 Lorikeet St NUNAWADING 3131	\$965,000	21/11/2019

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:

05/03/2020 16:25



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Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



14 Laughlin Av NUNAWADING 3131 (REI/VG) Agent Comments

3 1 2

Price: \$1,120,000

Method: Private Sale

Date: 25/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 585 sqm approx



1 Lasiandra Av NUNAWADING 3131 (REI/VG) Agent Comments

3 2 2

Price: \$975,000

Method: Sold Before Auction

Date: 27/11/2019

Property Type: House (Res)

Land Size: 603 sqm approx



16 Lorikeet St NUNAWADING 3131 (REI/VG) Agent Comments

3 1 1

Price: \$965,000

Method: Sold Before Auction

Date: 21/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 541 sqm approx