### 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	11 Lorikeet Street, Nunawading Vic 3131
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$1,050,000	Pro	perty Type H	louse		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

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

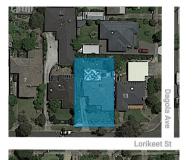
This Statement of Information was prepared on:	05/03/2020 16:25
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**Indicative Selling Price** \$950,000 - \$1,045,000 **Median House Price** December quarter 2019: \$1,050,000



Property Type: House Land Size: 545 sqm approx **Agent Comments** 

# Comparable Properties



14 Laughlin Av NUNAWADING 3131 (REI/VG)

**--** 3

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)

3

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)

**---** 3

Price: \$965,000

Method: Sold Before Auction

Date: 21/11/2019 Rooms: 5

Property Type: House (Res) Land Size: 541 sqm approx

Agent Comments

**Agent Comments** 

Agent Comments

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