

# 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

19 Haros Avenue, 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 \$1,600,000

&

\$1,760,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Nunawading

Period - From 02/12/2020

to

01/12/2021

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	7 Felicia Gr FOREST HILL 3131	\$1,880,000	20/11/2021
2	5 Short St VERMONT 3133	\$1,796,000	06/11/2021
3	16 Boyle St FOREST HILL 3131	\$1,740,000	17/11/2021

**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:

02/12/2021 16:30



4 2 2

**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 766 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
02/12/2020 - 01/12/2021: \$1,250,000

## Comparable Properties



**7 Felicia Gr FOREST HILL 3131 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)  
**Land Size:** 812 sqm approx



**5 Short St VERMONT 3133 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,796,000  
**Method:** Auction Sale  
**Date:** 06/11/2021  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx



**16 Boyle St FOREST HILL 3131 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,740,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2021  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx