

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

24 Tasman Avenue, Nunawading Vic 3131

Indicative selling price

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

Range between

\$890,000

&

\$950,000

Median sale price

Median price

\$1,132,000

Property Type

House

Suburb

Nunawading

Period - From

01/10/2020

to

31/12/2020

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	8 Thelma St NUNAWADING 3131	\$991,000	30/01/2021
2	1/31 Linden St BLACKBURN 3130	\$925,000	21/11/2020
3	3/210 Central Rd NUNAWADING 3131	\$913,000	16/01/2021

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:

17/02/2021 13:03



3 2 2

Property Type: House

Land Size: 278 sqm approx

Agent Comments

Comparable Properties



8 Thelma St NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$991,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)



1/31 Linden St BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 21/11/2020

Property Type: Townhouse (Single)

Land Size: 312 sqm approx



3/210 Central Rd NUNAWADING 3131 (REI)

Agent Comments

3 2 2

Price: \$913,000

Method: Auction Sale

Date: 16/01/2021

Property Type: Unit

Land Size: 297 sqm approx