## 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	

#### Indicative selling price

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

Range between \$890,000 & \$950,000
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#### Median sale price

Median price \$1,132,000	Property Type House	Suburb Nunawading
Period - From 01/10/2020	to 31/12/2020	Source

#### 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	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 comparableproperties 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





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**Indicative Selling Price** \$890,000 - \$950,000 **Median House Price** December quarter 2020: \$1,132,000



Property Type: House Land Size: 278 sqm approx **Agent Comments** 

# Comparable Properties



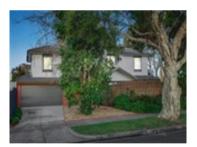
8 Thelma St NUNAWADING 3131 (REI)

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Price: \$991,000 Method: Auction Sale Date: 30/01/2021

Property Type: House (Res)

**Agent Comments** 



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

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)

Price: \$913,000 Method: Auction Sale Date: 16/01/2021 Property Type: Unit

Land Size: 297 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



