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

21 Kendall Street, Nunawading Vic 3131

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|-------------|-----|-------------|------|-----------|------|--------|------------|
| Range betweer | n \$890,000 | | & | | \$950,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$638,000 | Pro | operty Type | Unit | | | Suburb | Nunawading |
| Period - From | 01/07/2018 | to | 30/06/2019 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|--------------------------------------|-----------|--------------|
| 1 | 1/95 St Clems Rd DONCASTER EAST 3109 | \$940,000 | 29/05/2019 |
| 2 | 14a Gunyah Rd BLACKBURN NORTH 3130 | \$882,500 | 09/04/2019 |
| 3 | 2/24 Sandy St NUNAWADING 3131 | \$855,000 | 18/03/2019 |

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:

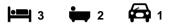
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Daniel Bullen





Property Type: Townhouse Agent Comments

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Indicative Selling Price \$890,000 - \$950,000 Median Unit Price Year ending June 2019: \$638,000

Comparable Properties

| 1/95 St Clems Rd DONCASTER EAST 3109 (REI/VG) 3 2 2 2 Price: \$940,000 Method: Private Sale Date: 29/05/2019 Property Type: Townhouse (Res) Land Size: 310 sqm approx | Agent Comments |
|--|----------------|
| 14a Gunyah Rd BLACKBURN NORTH 3130 (REI/VG) 3 2 2 1 Price: \$882,500 Method: Private Sale Date: 09/04/2019 Property Type: Townhouse (Single) | Agent Comments |
| 2/24 Sandy St NUNAWADING 3131 (REI/VG) 3 2 2 2 Price: \$855,000 Method: Private Sale Date: 18/03/2019 Rooms: 4 Property Type: Townhouse (Single) | Agent Comments |



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.