

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$950,000

### Median sale price

Median price \$638,000

Property Type Unit

Suburb Nunawading

Period - From 01/07/2018

to 30/06/2019

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	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:

17/09/2019 15:50



3   2   1

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**1/95 St Clems Rd DONCASTER EAST 3109  
(REI/VG)**

Agent Comments

3   2   2

**Price:** \$940,000

**Method:** Private Sale

**Date:** 29/05/2019

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx



**14a Gunyah Rd BLACKBURN NORTH 3130  
(REI/VG)**

Agent Comments

3   2   1

**Price:** \$882,500

**Method:** Private Sale

**Date:** 09/04/2019

**Property Type:** Townhouse (Single)



**2/24 Sandy St NUNAWADING 3131 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$855,000

**Method:** Private Sale

**Date:** 18/03/2019

**Rooms:** 4

**Property Type:** Townhouse (Single)